

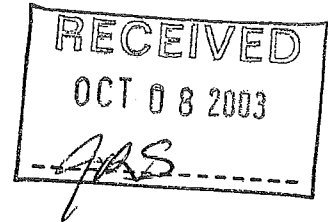
**PACIFIC
ENVIRONMENTAL
ECOSYSTEMS**

**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O. BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

City of Long Beach
PO Box 310
Long Beach, WA 98631



10/9/03

RE: Preliminary Plat, Leroy Ostrem
North 19th Street
Tax Lots 184,159 & 134
Sec 9, T10N., R11W., W.M.

Mr. Ostrem proposes to Plat his property into 12 single family lots. The plat will include a 30 ft. wide Public Right-a-way, 22ft asphalt road surface and 8 ft. pedestrian walkway. The Plat shall be served by Public Utilities, per the Developer Agreement signed with the City of Long Beach.

The City of Long Beach owns Tax lot 134, the Developers Agreement (attached) shall transfer ownership by sale to Mr. Ostrem and required that all conditions of the agreement be met before final plat approval. After final Plat approval Mr. Ostrem shall deed the Public the proposed 30 ft. Right-a-way. The attached preliminary survey shows the proposed lots and right-a-way, all utilities shall be placed within the proposed right-a-way, all improvements shall be engineered to City standards as described within the Developers Agreement.

The attached Joint Aquatic Resources Permit Application (JARPA), Wetland Delineation Report, SEPA Checklist discuss issues related to the proposed development.

Fee's required by the City are as follows: \$400.00 Shoreline Substantial Development Permit, \$100.00 SEPA review, \$700.00 plus \$5.00 per lot preliminary Plat review, total fees submitted \$1,260.00.

Thank you for your assistance, if you need additional information or would like to discuss this proposal, please give me a call.

A handwritten signature in cursive script, appearing to read "Dick S. Reiners".

Dick S. Reiners

Exh 1

City of Long Beach

P.O. Box 310
Long Beach, WA 98631

Application for Subdivision

Application Number _____

Applicants Name Leroy Ostrem Phone _____

Mailing Address 31443 Old Farm Road

City Wilsonville State OR Zip 97070

- This Application for subdivision applies to the property described below:

Property Address _____

Located On South Side of 19th Street North
(North, South, East or West) (Street, Road or Boulevard)

200 Feet From east of Ocean Beach Boulevard

Current City Zoning Single-Family (S1)

Legal Description: Lot 184 Block _____ Addition _____

Lot Size 1,293 x 140 Total Square Feet 181,020

Describe the proposed subdivision request: extend 19th Street North and provide 12 new single-family home lots

Support facts with the following attached document: Site Plan (To Include: boundaries, dimensions, cross sections, vicinity map, lot sizes and drawing to scale) Topography maps may be requested on larger proposals.

The foregoing information is true and complete. I hereby acknowledge the requirements set forth in the Zoning Ordinance of the City of Long Beach

Date 10-6-03

Signature [Signature]

AGENCY USE ONLY

Agency Reference #:

Date Received:

Circulated by:

(local govt. or agency)

JOINT AQUATIC RESOURCES PERMIT APPLICATION FORM (JARPA)

(for use in Washington State)

PLEASE TYPE OR PRINT IN BLACK INK



- ☐ Application for a Fish Habitat Enhancement Project per requirements of RCW 77.55.290. You must submit a copy of this completed JARPA application form and the (Fish Habitat Enhancement JARPA Addition) to your local Government Planning Department and Washington Department of Fish & Wildlife Area Habitat Biologist on the same day.
- NOTE: LOCAL GOVERNMENTS – You must submit any comments on these projects to WDFW within 15 working days.**

Based on the instructions provided, I am sending copies of this application to the following: (check all that apply)

☒ Local Government for shoreline: ☒ Substantial Development ☐ Conditional Use ☐ Variance ☐ Exemption ☐ Revision
☐ Floodplain Management ☐ Critical Areas Ordinance

☐ Washington Department of Fish and Wildlife for HPA (Submit 3 copies to WDFW Region)

☐ Washington Department of Ecology for 401 Water Quality Certification (to Regional Office-Federal Permit Unit)

☐ Washington Department of Natural Resources for Aquatic Resources Use Authorization Notification

☒ Corps of Engineers for: ☐ Section 404 ☐ Section 10 permit NWP

☐ Coast Guard for General Bridge Act Permit

☐ For Department of Transportation projects only: This project will be designed to meet conditions of the most current Ecology/Department of Transportation Water Quality Implementing Agreement

SECTION A - Use for all permits covered by this application. Be sure to ALSO complete Section C (Signature Block) for all permit applications.

1. APPLICANT

Leroy Ostrem

MAILING ADDRESS

31443 Old Farm Road, Wilsonville, OR 97076

WORK PHONE

E-MAIL ADDRESS

HOME PHONE

FAX #

If an agent is acting for the applicant during the permit process, complete #2. Be sure agent signs Section C (Signature Block) for all permit applications

2. AUTHORIZED AGENT

Dick Reiners, Consultant, Pacific Environmental Ecosystems

MAILING ADDRESS

P.O. Box 583, Long Beach, WA 98631

WORK PHONE

E-MAIL ADDRESS

HOME PHONE

FAX #

(360) 642-2455

dreiners@pacifier.com

(360) 642-2455

3. RELATIONSHIP OF APPLICANT TO PROPERTY: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER:

4. NAME, ADDRESS, AND PHONE NUMBER OF PROPERTY OWNER(S), IF OTHER THAN APPLICANT:

5. LOCATION (STREET ADDRESS, INCLUDING CITY, COUNTY AND ZIP CODE, WHERE PROPOSED ACTIVITY EXISTS OR WILL OCCUR)

200 feet west of the intersection of Ocean Beach Blvd. and 19th Street North

LOCAL GOVERNMENT WITH JURISDICTION (CITY OR COUNTY)

City of Long Beach, Washington

WATERBODY YOU ARE WORKING IN

un-named intertidal wetland

IS THIS WATERBODY ON THE 303(d) LIST? YES ☐ NO ☒

IF YES, WHAT PARAMETER(S)?

http://www.ecy.wa.gov/programs/wq/links/impaired_wtrs.html WEBSITE FOR 303(d) LIST

TRIBUTARY OF

WRIA #

1/4 SECTION

SECTION

TOWNSHIP

RANGE

GOVERNMENT LOT

SW 1/4

9

10N

11W

SHORELINE DESIGNATION

Waterfront Residential

ZONING DESIGNATION

Single-Family (S1)

TAX PARCEL NO:

184

DNR STREAM TYPE, IF KNOWN

6. DESCRIBE THE CURRENT USE OF THE PROPERTY, AND STRUCTURES EXISTING ON THE PROPERTY. HAVE YOU COMPLETED ANY PORTION OF THE PROPOSED ACTIVITY ON THIS PROPERTY? ☐ YES ☒ NO FOR ANY PORTION OF THE PROPOSED ACTIVITY ALREADY COMPLETED ON THIS PROPERTY, INDICATE MONTH AND YEAR OF COMPLETION.

Vacant property. No current use. No existing structures.
No development activity to date.

IS THE PROPERTY AGRICULTURAL LAND? ☐ YES ☒ NO

ARE YOU A USDA PROGRAM PARTICIPANT? ☐ YES ☒ NO

7a. DESCRIBE THE PROPOSED WORK THAT NEEDS AQUATIC PERMITS: COMPLETE PLANS AND SPECIFICATIONS SHOULD BE PROVIDED FOR ALL WORK WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE, INCLUDING TYPES OF EQUIPMENT TO BE USED. IF APPLYING FOR A SHORELINE PERMIT, DESCRIBE ALL WORK WITHIN AND BEYOND 200 FEET OF THE ORDINARY HIGH WATER MARK. IF YOU HAVE PROVIDED ATTACHED MATERIALS TO DESCRIBE YOUR PROJECT, YOU STILL MUST SUMMARIZE THE PROPOSED WORK HERE. ATTACH A SEPARATE SHEET IF ADDITIONAL SPACE IS NEEDED.

Fill and grade approximately 2,300 sq. ft. of
Category III wetland to provide for public
access roadbed.

PREPARATION OF DRAWINGS: SEE SAMPLE DRAWINGS AND GUIDANCE FOR COMPLETING THE DRAWINGS. ONE SET OF ORIGINAL OR GOOD QUALITY REPRODUCIBLE DRAWINGS MUST BE ATTACHED. NOTE: APPLICANTS ARE ENCOURAGED TO SUBMIT PHOTOGRAPHS OF THE PROJECT SITE, BUT THESE DO NOT SUBSTITUTE FOR DRAWINGS. THE CORPS OF ENGINEERS AND COAST GUARD REQUIRE DRAWINGS ON 8-1/2 X 11 INCH SHEETS. LARGER DRAWINGS MAY BE REQUIRED BY OTHER AGENCIES.

7b. DESCRIBE THE PURPOSE OF THE PROPOSED WORK AND WHY YOU WANT OR NEED TO PERFORM IT AT THE SITE. PLEASE EXPLAIN ANY SPECIFIC NEEDS THAT HAVE INFLUENCED THE DESIGN.

To provide public access to twelve new single-family
home residential properties and adjacent vacant
properties

7c. DESCRIBE THE POTENTIAL IMPACTS TO CHARACTERISTIC USES OF THE WATER BODY. THESE USES MAY INCLUDE FISH AND AQUATIC LIFE, WATER QUALITY, WATER SUPPLY, RECREATION, and AESTHETICS. IDENTIFY PROPOSED ACTIONS TO AVOID, MINIMIZE, AND MITIGATE DETRIMENTAL IMPACTS, AND PROVIDE PROPER PROTECTION OF FISH AND AQUATIC LIFE. IDENTIFY WHICH GUIDANCE DOCUMENTS YOU HAVE USED. ATTACH A SEPARATE SHEET IF ADDITIONAL SPACE IS NEEDED.

There will be negligible impact to unlisted aquatic life.
No impact to water quality, water supply, recreation or
aesthetics.

Mitigation measures will protect dunal areas west of
the 1980 SSCL

7d. FOR IN WATER CONSTRUCTION WORK, WILL YOUR PROJECT BE IN COMPLIANCE WITH THE STATE OF WASHINGTON WATER QUALITY STANDARDS FOR TURBIDITY WAC 173.201A-110? ☐ YES ☐ NO (SEE USEFUL DEFINITIONS AND INSTRUCTIONS)

8. WILL THE PROJECT BE CONSTRUCTED IN STAGES? ☐ YES ☒ NO

PROPOSED STARTING DATE: Spring/Summer 2004

ESTIMATED DURATION OF ACTIVITY: 4 months

9. CHECK IF ANY TEMPORARY OR PERMANENT STRUCTURES WILL BE PLACED:

☐ WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE FOR FRESH OR TIDAL WATERS; AND/OR

☐ WATERWARD OF MEAN HIGHER HIGH WATER LINE IN TIDAL WATERS

10. WILL FILL MATERIAL (ROCK, FILL, BULKHEAD, OR OTHER MATERIAL) BE PLACED:

☐ WATERWARD OF THE ORDINARY HIGH WATER MARK OR LINE FOR FRESH WATERS?

IF YES, VOLUME (CUBIC YARDS) _____ / AREA _____ (ACRES)

☐ WATERWARD OF THE MEAN HIGHER HIGH WATER FOR TIDAL WATERS?

IF YES, VOLUME (CUBIC YARDS) _____ / AREA _____ (ACRES)

11. WILL MATERIAL BE PLACED IN WETLANDS? ☒ YES ☐ NO
 IF YES:
 A. IMPACTED AREA IN ACRES: .05 acres (2,300 sq ft)
 B. HAS A DELINEATION BEEN COMPLETED? IF YES, PLEASE SUBMIT WITH APPLICATION. attached ☒ YES ☐ NO
 C. HAS A WETLAND REPORT BEEN PREPARED? IF YES, PLEASE SUBMIT WITH APPLICATION. attached ☒ YES ☐ NO
 D. TYPE AND COMPOSITION OF FILL MATERIAL (E.G., SAND, ETC.): clean sand
 E. MATERIAL SOURCE: approved
 F. LIST ALL SOIL SERIES (TYPE OF SOIL) LOCATED AT THE PROJECT SITE, & INDICATE IF THEY ARE ON THE COUNTY'S LIST OF HYDRIC SOILS. SOILS INFORMATION CAN BE OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS): Westport fine sand #153; dune sand #35
 G. WILL PROPOSED ACTIVITY CAUSE FLOODING OR DRAINING OF WETLANDS? ☐ YES ☒ NO
 IF YES, IMPACTED AREA IS ___ ACRES OF DRAINED WETLANDS.

NOTE: If your project will impact greater than 1/2 of an acre of wetland, submit a mitigation plan to the Corps and Ecology for approval along with the JARPA form
 NOTE: a 401 water quality certification will be required from Ecology in addition to an approved mitigation plan if your project impacts wetlands that are: a) greater than 1/2 acre in size, or b) tidal wetlands or wetlands adjacent to tidal water. Please submit the JARPA form and mitigation plan to Ecology for an individual 401 certification if a) or b) applies.

12. STORMWATER COMPLIANCE FOR NATIONWIDE PERMITS ONLY:
 THIS PROJECT IS (OR WILL BE) DESIGNED TO MEET ECOLOGY'S MOST CURRENT STORMWATER MANUAL, OR AN ECOLOGY APPROVED LOCAL STORMWATER MANUAL ☒ YES ☐ NO
 IF YES - WHICH MANUAL WILL YOUR PROJECT BE DESIGNED TO MEET City of Long Beach
 IF NO - FOR CLEAN WATER ACT SECTION 401 AND 404 PERMITS ONLY - PLEASE SUBMIT TO ECOLOGY FOR APPROVAL, ALONG WITH THIS JARPA APPLICATION, DOCUMENTATION THAT DEMONSTRATES THE STORMWATER RUNOFF FROM YOUR PROJECT OR ACTIVITY WILL COMPLY WITH THE WATER QUALITY STANDARDS, WAC 173.201(A)

13. WILL EXCAVATION OR DREDGING BE REQUIRED IN WATER OR WETLANDS? ☐ YES ☒ NO
 IF YES:
 A. VOLUME: (CUBIC YARDS) / AREA (ACRES)
 B. COMPOSITION OF MATERIAL TO BE REMOVED:
 C. DISPOSAL SITE FOR EXCAVATED MATERIAL:
 D. METHOD OF DREDGING:

14. HAS THE STATE ENVIRONMENTAL POLICY ACT (SEPA) BEEN COMPLETED? ☒ YES ☐ NO
 SEPA LEAD AGENCY: City of Long Beach SEPA DECISION: DNS, MDNS, EIS, ADOPTION, EXEMPTION DECISION DATE (END OF COMMENT PERIOD): _____
 SUBMIT A COPY OF YOUR SEPA DECISION LETTER TO WDFW AS REQUIRED FOR A COMPLETE APPLICATION

15. LIST OTHER APPLICATIONS, APPROVALS, OR CERTIFICATIONS FROM OTHER FEDERAL, STATE OR LOCAL AGENCIES FOR ANY STRUCTURES, CONSTRUCTION, DISCHARGES, OR OTHER ACTIVITIES DESCRIBED IN THE APPLICATION (I.E., PRELIMINARY PLAT APPROVAL, HEALTH DISTRICT APPROVAL, BUILDING PERMIT, SEPA REVIEW, FEDERAL ENERGY REGULATORY COMMISSION LICENSE (FERC), FOREST PRACTICES APPLICATION, ETC.) ALSO INDICATE WHETHER WORK HAS BEEN COMPLETED AND INDICATE ALL EXISTING WORK ON DRAWINGS.
 NOTE: FOR USE WITH CORPS NATIONWIDE PERMITS, IDENTIFY WHETHER YOUR PROJECT HAS OR WILL NEED AN NPDES PERMIT FOR DISCHARGING WASTEWATER AND/OR STORMWATER.

TYPE OF APPROVAL	ISSUING AGENCY	IDENTIFICATION NO.	DATE OF APPLICATION	DATE APPROVED	COMPLETED?
<u>Shoreline</u>	<u>City of Long Beach</u>		<u>10-9-03</u>		
<u>PLAT / Long</u>	<u>" " "</u>		<u>10-9-03</u>		
<u>SEPA</u>	<u>" " "</u>		<u>10-9-03</u>		

16. HAS ANY AGENCY DENIED APPROVAL FOR THE ACTIVITY YOU'RE APPLYING FOR OR FOR ANY ACTIVITY DIRECTLY RELATED TO THE ACTIVITY DESCRIBED HEREIN? ☐ YES ☒ NO IF YES, EXPLAIN:

SECTION B - Use for Shoreline and Corps of Engineers permits only:

17a. TOTAL COST OF PROJECT. THIS MEANS THE FAIR MARKET VALUE OF THE PROJECT, INCLUDING MATERIALS, LABOR, MACHINE RENTALS, ETC.

17b. IF A PROJECT OR ANY PORTION OF A PROJECT RECEIVES FUNDING FROM A FEDERAL AGENCY, THAT AGENCY IS RESPONSIBLE FOR ESA CONSULTATION. PLEASE INDICATE IF YOU WILL RECEIVE FEDERAL FUNDS AND WHAT FEDERAL AGENCY IS PROVIDING THOSE FUNDS. SEE INSTRUCTIONS FOR INFORMATION ON ESA**

FEDERAL FUNDING ☐ YES ☒ NO IF YES, PLEASE LIST THE FEDERAL AGENCY _____

18. LOCAL GOVERNMENT WITH JURISDICTION:

City of Long Beach, Washington

19. FOR CORPS, COAST GUARD, AND DNR PERMITS, PROVIDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ADJOINING PROPERTY OWNERS, LESSEES, ETC...
PLEASE NOTE: SHORELINE MANAGEMENT COMPLIANCE MAY REQUIRE ADDITIONAL NOTICE — CONSULT YOUR LOCAL GOVERNMENT.

NAME	ADDRESS	PHONE NUMBER
Frederick Price	114 Madrona Place East, Seattle WA 98112	
Mark Svore	20629 SE 119th Street, Issaquah WA 98027	

SECTION C - This section MUST be completed for any permit covered by this application

20. APPLICATION IS HEREBY MADE FOR A PERMIT OR PERMITS TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN. I CERTIFY THAT I AM FAMILIAR WITH THE INFORMATION CONTAINED IN THIS APPLICATION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUCH INFORMATION IS TRUE, COMPLETE, AND ACCURATE. I FURTHER CERTIFY THAT I POSSESS THE AUTHORITY TO UNDERTAKE THE PROPOSED ACTIVITIES. I HEREBY GRANT TO THE AGENCIES TO WHICH THIS APPLICATION IS MADE, THE RIGHT TO ENTER THE ABOVE-DESCRIBED LOCATION TO INSPECT THE PROPOSED, IN-PROGRESS OR COMPLETED WORK. I AGREE TO START WORK ONLY AFTER ALL NECESSARY PERMITS HAVE BEEN RECEIVED.

SIGNATURE OF APPLICANT

See Attached Sheet

DATE

SIGNATURE OF AUTHORIZED AGENT

Dick S. Reincurs

DATE

10-9-03

DATE

I HEREBY DESIGNATE Dick S. Reincurs
TO ACT AS MY AGENT IN MATTERS RELATED TO THIS APPLICATION FOR PERMIT(S). I UNDERSTAND THAT IF A FEDERAL PERMIT IS ISSUED,
I MUST SIGN THE PERMIT.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF LANDOWNER (EXCEPT PUBLIC ENTITY LANDOWNERS, E.G. DNR)

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE AGENT, IF AN AUTHORIZED AGENT IS DESIGNATED.

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

COMPLETED BY LOCAL OFFICIAL

A. Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any)

B. In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the average grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view:

C. If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought:

These Agencies are Equal Opportunity and Affirmative Action employers.
For special accommodation needs, please contact the appropriate agency in the instructions.

SECTION B - Use for Shoreline and Corps of Engineers permits only:

17a. TOTAL COST OF PROJECT. THIS MEANS THE FAIR MARKET VALUE OF THE PROJECT, INCLUDING MATERIALS, LABOR, MACHINE RENTALS, ETC.

17b. IF A PROJECT OR ANY PORTION OF A PROJECT RECEIVES FUNDING FROM A FEDERAL AGENCY, THAT AGENCY IS RESPONSIBLE FOR ESA CONSULTATION. PLEASE INDICATE IF YOU WILL RECEIVE FEDERAL FUNDS AND WHAT FEDERAL AGENCY IS PROVIDING THOSE FUNDS. SEE INSTRUCTIONS FOR INFORMATION ON ESA.

FEDERAL FUNDING ☐ YES ☒ NO IF YES PLEASE LIST THE FEDERAL AGENCY

18. LOCAL GOVERNMENT WITH JURISDICTION:
City of Long Beach, Washington

19. FOR CORPS, COAST GUARD, AND DNR PERMITS, PROVIDE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ADJOINING PROPERTY OWNERS, LESSEES, ETC...
 PLEASE NOTE: SHORELINE MANAGEMENT COMPLIANCE MAY REQUIRE ADDITIONAL NOTICE - CONSULT YOUR LOCAL GOVERNMENT.

NAME	ADDRESS	PHONE NUMBER

SECTION C - This section MUST be completed for any permit covered by this application

20. APPLICATION IS HEREBY MADE FOR A PERMIT OR PERMITS TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN. I CERTIFY THAT I AM FAMILIAR WITH THE INFORMATION CONTAINED IN THIS APPLICATION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUCH INFORMATION IS TRUE, COMPLETE, AND ACCURATE. I FURTHER CERTIFY THAT I POSSESS THE AUTHORITY TO UNDERTAKE THE PROPOSED ACTIVITIES. I HEREBY GRANT TO THE AGENCIES TO WHICH THIS APPLICATION IS MADE, THE RIGHT TO ENTER THE ABOVE-DESCRIBED LOCATION TO INSPECT THE PROPOSED, IN-PROGRESS OR COMPLETED WORK. I AGREE TO START WORK ONLY AFTER ALL NECESSARY PERMITS HAVE BEEN RECEIVED.

SIGNATURE OF APPLICANT <u>D. S. Reiners</u>	DATE
SIGNATURE OF AUTHORIZED AGENT	DATE
DATE	
I HEREBY DESIGNATE <u>Dick S. Reiners</u> TO ACT AS MY AGENT IN MATTERS RELATED TO THIS APPLICATION FOR PERMIT(S). I UNDERSTAND THAT IF A FEDERAL PERMIT IS ISSUED, I MUST SIGN THE PERMIT.	
SIGNATURE OF APPLICANT <u>D. S. Reiners</u>	DATE
SIGNATURE OF LANDOWNER (EXCEPT PUBLIC ENTITY LANDOWNERS, E.G. DNR)	

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE AGENT, IF AN AUTHORIZED AGENT IS DESIGNATED.

18 U.S.C. §1001 provides that: "Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both."

COMPLETED BY LOCAL OFFICIAL

- A. Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any)
- B. In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the average grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view.
- C. If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought:

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 For special accommodation needs, please contact the appropriate agency in the instructions.

**PACIFIC
ENVIRONMENTAL
ECOSYSTEMS**

**DICK S. REINERS
CONSULTANT**

**P.O. BOX 583
LONG BEACH, WA 98631
(360) 642-2455**

**WETLAND DELINEATION
Tax Lot 184, 159 & 134
Section 9, T10N, R11W, W.M**

**OWNER
Mr. Leroy Ostrem
31443 Old Farm Road
Wilsonville, OR 97070**

October 6, 2003

Exh 2

Mr. Leroy Ostrem
31443 Old Farm Road
Wilsonville, OR 97070

October 6, 2003

RE: Wetland Delineation
Tax Lot 184,159 & 134
Section 9, T10N, R11W, W.M

Dear Mr. Ostrem:

This report documents a wetland delineation and categorization for Tax Lot 184, 159 & 134 (note: City of Long Beach owns lot 134, see Developers Agreement) located in Long Beach, Washington (see Figures 1 and 2). These activities are being conducted pursuant to the City of Long Beach Dune Management Report (2000) and Shoreline Master Program, (Ordinances 708 and 712).

Site Description

The site is located about 200 ft west of Ocean Beach Blvd. and south of 19th Street North in Long Beach. The site consists of a rectangular parcel of approximately 4.16 acres and is bordered on the west by the 1980 Seashore Conservation Line and extends east to about 200 ft west of Ocean Beach Blvd.(see Figure 2). The site occupies an interdunal area of Long Beach and is underlain by beach sediments accreted during the last several hundred years. The National Wetland Inventories (NWI) Map shows seasonal palustrine emergent (PEM) wetlands and temporary palustrine scrub/shrub (PSS) wetlands on and adjacent to the project site area (see Figure 3).

Delineation Methodology

Wetland delineation at the site was completed following the Routine Determination Method as per the U.S. Army Corps of Engineers, Wetland Delineation Manual (1987) and the Washington State Wetlands Identification and Delineation Manual (1997). A wetland classification was assigned using the Washington State Wetlands Rating System (1993). Wetlands Rating Field Data Forms used to classify wetland areas at the project site are

attached to this report. This classification examines three parameters - vegetation, soils and hydrology - to determine if wetlands exist in a given area. Since hydrologic conditions periodically change (hourly, daily, or seasonally), it is necessary to determine if hydrophytic (adapted to saturated conditions) vegetation and hydric (organic and mottled) soils exist which would indicate that water is present for long enough duration to support a wetland plant community. By definition, wetlands are "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions". Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers and locally by the City of Long Beach.

Wetland boundaries on the site have been verified by Gail Terzi of the U.S. Army Corps of Engineers.

SITE CONDITIONS

The following sections summarize observations made during site reconnaissance conducted on Monday, April 22, 2002. Site reconnaissance included the identification of vegetation, soil, and hydrologic characteristics, and wetland delineation. Wetland boundaries were identified in the field using bright orange flagging tape and flagging pins.

During the early 1990's the previous landowner mechanically cleared the area disturbing natural vegetation and contours. Some wetland material (vegetation, sediment, etc.) was pushed up out of the wetland and into the upland areas. The Corps of Engineers has determined that this rooted, wetland vegetative material existing on the uplands is non-jurisdictional.

Vegetation

The indicator status, shown under the attached data sheets for the vegetation found on the project site, indicates the likelihood of the species to be found in wetlands. Listed from the most likely to the least likely to be found in wetlands, the indicator categories are:

OBL (obligate) almost always occur in wetlands

FACW (facultative wetland) usually occur in wetlands
FAC (facultative) equally occur in wetlands or uplands
FACU (facultative upland) usually occur in uplands
UPL (obligate upland) almost always occur in uplands

Wetlands at the project site are dominated by slough sedge (*Carex obnupta*; OBL), Hooker's willow (*Salix hookeriana*; FACW-), sickleleaf rush (*Juncus falcatus*; FACW-), and coast pine (*Pinus contorta*; FAC). Also onsite were coastal strawberry (*Fragaria chiloensis*), mixed grasses including European beach grass (*Ammophila arenaria*) and common velvet-grass (*Holcus lanatus*), common dandelion (*Taraxacum officinale*), kinnikinnic (*Arctostaphylos uva-ursi*), trailing blackberry (*Rubus ursinus*), Himalayan blackberry (*Rubus discolor*), and black twinberry (*Lonicera involucrata*).

Soil

Pacific County Soils Survey (Survey) map No. 140 shows the majority of the project site underlain by Westport fine sand #153 with the westernmost project site underlain by dune land #35. According to this Survey, Westport soil is very deep, excessively drained, and forms on stabilized dunes at slopes of between 3 and 10 percent (2 to 6 degrees).

Four test pits were excavated on the project site including one wetland location, two upland locations and one transitional area (See Figure 2, Site Plan, TP-1 through TP-4). Wetland soil on the project site revealed approximately 3 inches of duff overlaying at least 13 inches of fine to medium, slightly silty, dark grayish brown (2.5Y 4/2) sand. Wetland soil was prominently and abundantly mottled to 4 inches below ground surface. Faint to distinct mottling was also noted in shallow soil within an upland area (TP-2), probably due to wetting and drying of uppermost soil during heavy storm events.

Hydrology

On the day of the site visit wetlands near the north boundary of the project site were visibly inundated to depths of up to approximately two feet (note: deepest area of wetland along old fill boundary). Inundated areas appeared to occur in topographic lows and appear to be largely ground water controlled. During periods of high precipitation, ground water (either perched or as part

of a more extensive ground water table) rises beneath the surface making ponded areas more prevalent and more extensive.

The site lies within a 100-year flood plain (see Figure 5). A Storm Water Runoff Engineering Report will be completed by a qualified State Licensed Engineer following submission of this report.

Aerial Extent

The aerial extent of the wetlands at the project site was estimated for this report using the City of Long Beach Dune Management Report (2000) and aerial photos. Two adjacent wetlands that appear to extend south into the project site area are identified by the City as between 0.10 and 0.249 acres in size(note: wetlands appear to be connected at this time. These wetlands are most likely the same wetlands delineated during this investigation. Two small wetlands are on site and are shown on the site map. The Corps of Engineers concurs with these findings.

CONCLUSIONS AND RECOMMENDATIONS

Both wetland areas at the site are Category III wetlands (see attached Wetland Rating Field Data Forms). The City of Long Beach requires a 25 ft buffer for wetlands between 500 sq. ft. and 1/4 acre in aerial extent. Therefore, as currently planned, the development on this site will impact the northern wetland delineated during this investigation and the 25 ft buffer surrounding the wetlands. Impacts will be mitigated by onsite preservation of coastal dune habitat at a ratio of 3 to 1 (3 acres of preservation for every acre of impacted wetland) for the proposed wetland impact and 1 to 1 for buffer impacts.

Proposed impacts:

* Road

- | | |
|-----------------------------|-------------------------------|
| - wetland fill 2,300 sq. ft | mitigation area: 6,900 sq.ft. |
| - buffer impact 5,000 sq.ft | “ “ 5,000 “ “ |

Thank you for allowing us the opportunity to submit this report for your review. Please contact us if you have questions or require additional information.

Sincerely,



Dick S. Reiners
Consultant

DSR/sen

Attachments:

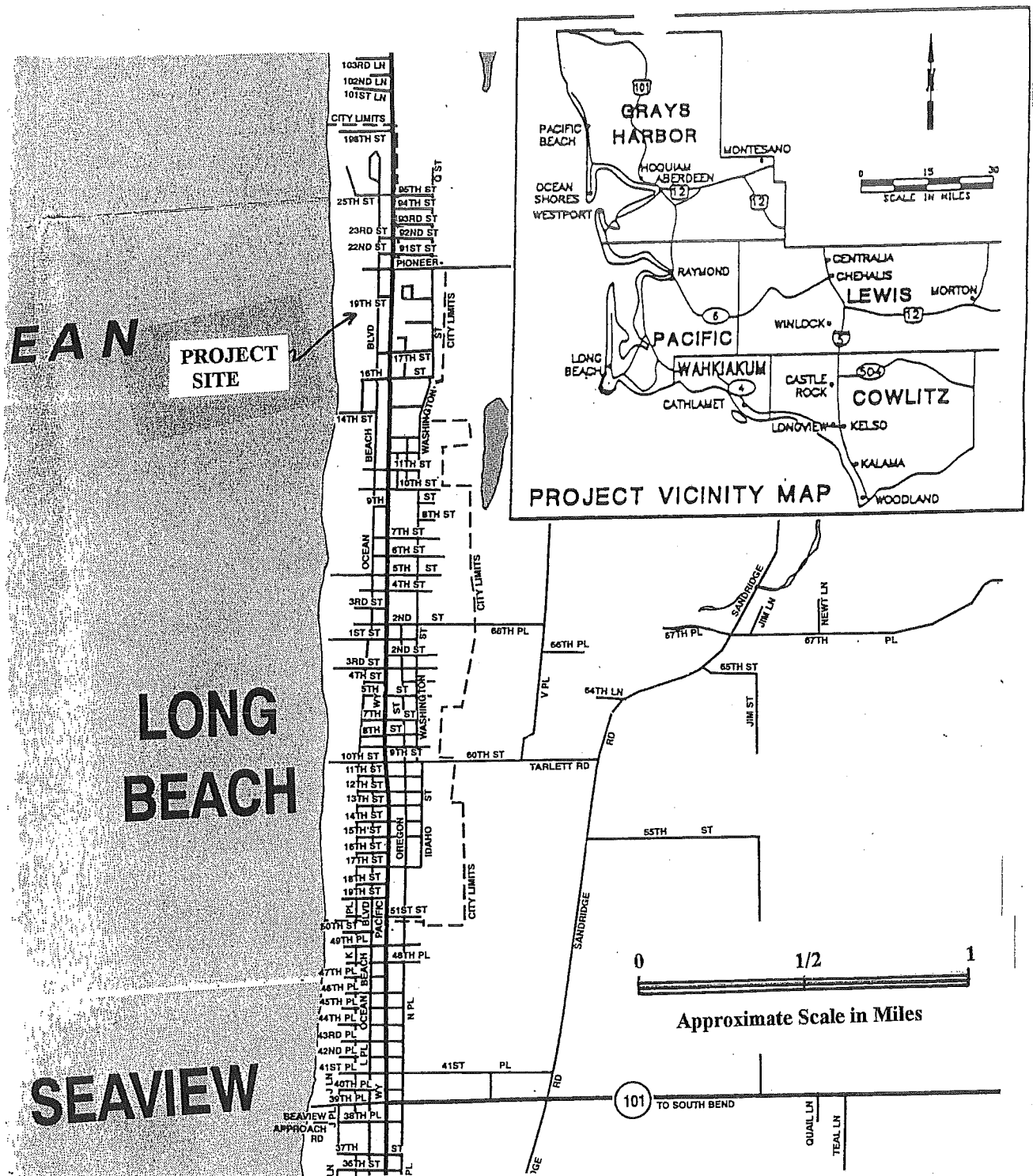
- Figure 1 - Location Map
- " 2 - Site Plan
- " 3 - NWI Map
- " 4 - Soils Map
- " 5 - Flood Insurance Rate Map

Site Photographs

Wetland Routine Onsite Determination Data Sheets

Wetland Rating Field Data Forms

Conclusions in this report are based on both standardized methods and best professional judgment by DSR and are in no way a substitute for current local, state and federal wetland regulations. Local state and federal regulatory agencies may or may not agree with the findings presented in this report.



Purpose:

Figure 1

In: Wetlands
At: Long Beach

Site Vicinity Map

Adjacent Property Owners:

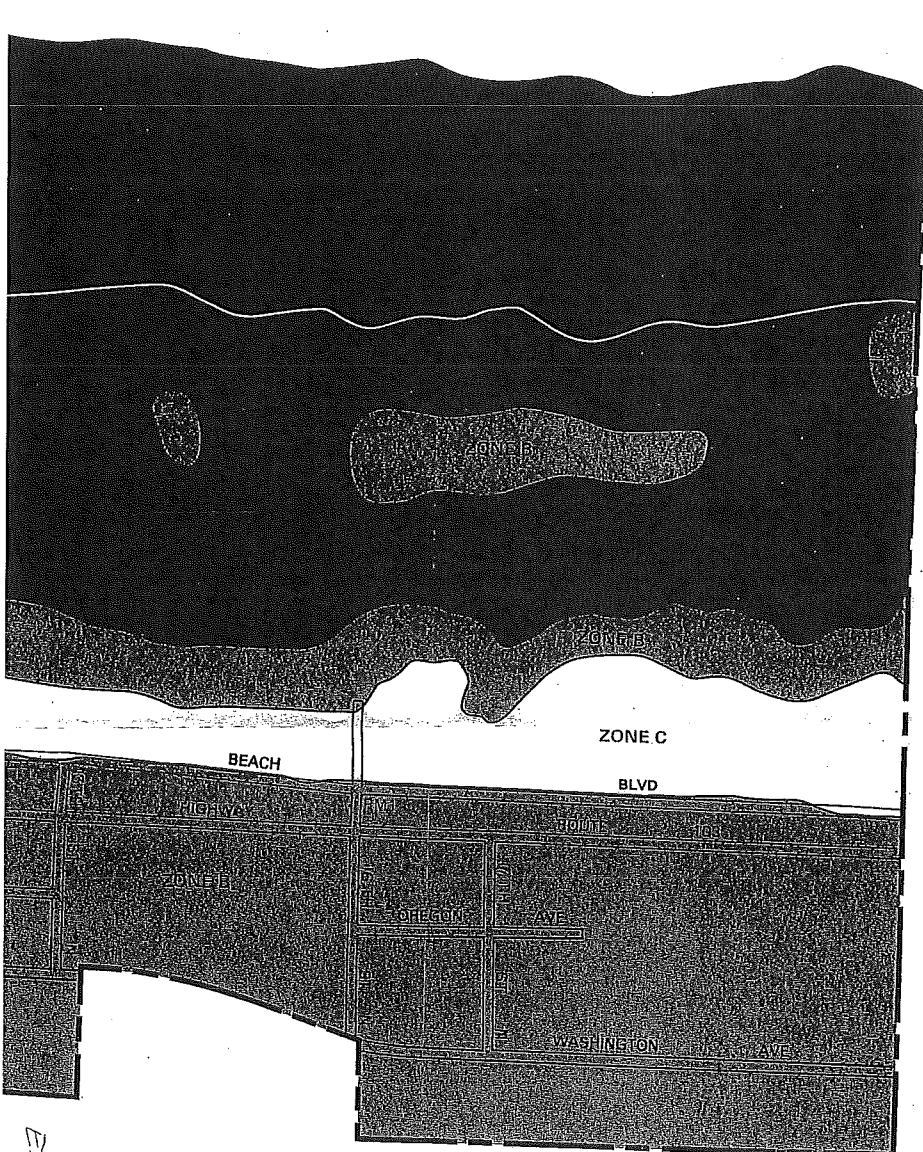
- 1 City of Long Beach
- 2 Elmer Ostrem
- 3 Mark Svore

County of Pacific
State of Washington
Application by
Dick S. Reiners
Date June 6, 2002

EXHIBIT A

ACC	ACC	101109 206 LB	101109 133 LB	PIONEER 14/01	PIONEER 14/01	PIONEER 19/01	22nd N
				PIONEER 14/01	PIONEER 14/03	PIONEER 19/01	
				101109 131 N100 LB	PIONEER 14/03	PIONEER 19/01	
				101109 206 LB	PIONEER 14/03	PIONEER 19/02	
				101109 117 LB	PIONEER 15/01	PIONEER 18/01	Pioneer
				PIONEER 15/01	PIONEER 15/01	PIONEER 18/01	
				101109 112 LB	PIONEER 15/01	PIONEER 18/03	
				PIONEER 15/01	PIONEER 18/03	PIONEER 18/03	
				101109 152 LB	PIONEER 18/01	PIONEER 18/03	20th N
				PIONEER 16/01	PIONEER 17/01	PIONEER 17/01	
				101109 194 LB	PIONEER 17/02	PIONEER 17/02	
				101109 134 LB	PIONEER 17/02	PIONEER 17/02	
				101109 159 LB	PIONEER 17/02	PIONEER 17/02	19th N
				PORTLAND CORR 31/01	PORTLAND	PORTLAND	
				101109 136 LB	PORTLAND CORR 31 \$W	PORTLAND	
				101109 135 LB	PORTLAND CORR 32 S1/2 S	PORTLAND	
				101109 161 LB	PORTLAND CORR 25 N1/2 NE	PORTLAND	
				101109 158 LB	PORTLAND CORR 26 NW	PORTLAND	
				101109 178 LB	PORTLAND CORR 25 SE	PORTLAND	
				101109 214 LB	PORTLAND CORR 19 N50'	PORTLAND	18th N
				101109 160 LB	PORTLAND CORR 20 NW	PORTLAND	
				101109 150 LB	PORTLAND CORR 19 \$4'	PORTLAND	

7

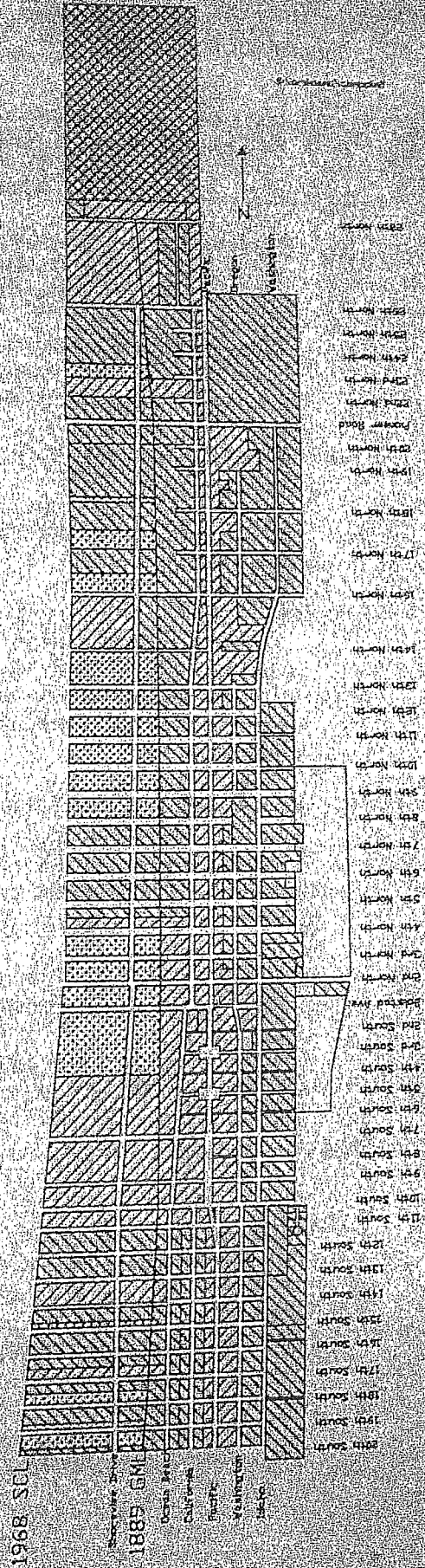


EXH 2

Map II-1 Future Land Use Plan Map

City of Long Beach Future Land Use Map

Commercial
 Residential
 Recreation
 Clustered Mixed Use



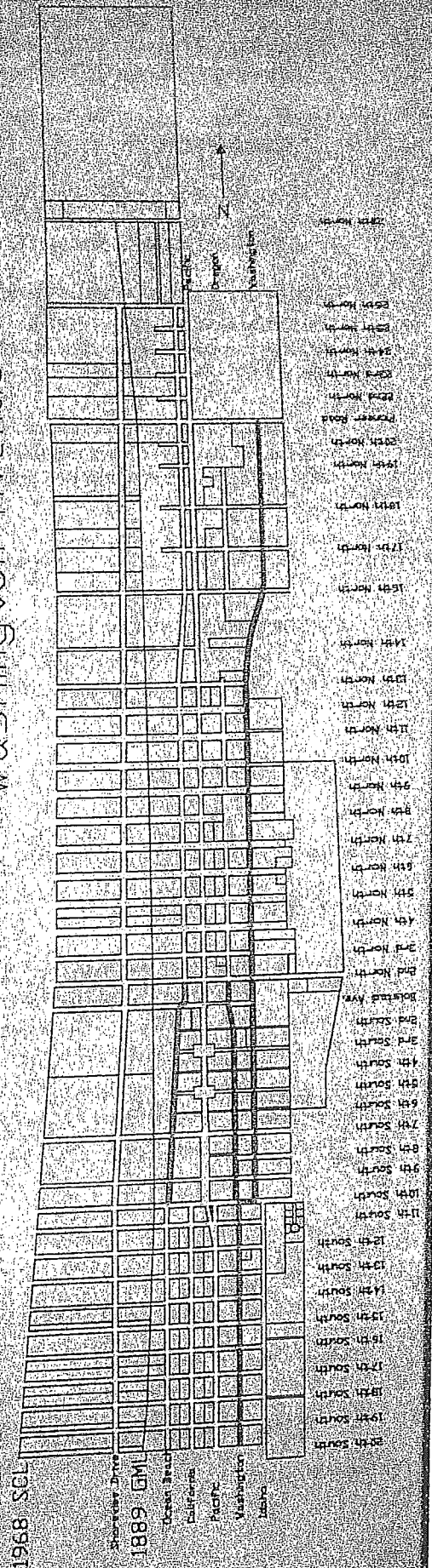
Exn 9

27 VXF

Map IV-1 Existing and Future Transportation Map (With Expansions and Improvements) Actions (projects) needed to meet the proposed Level of Service Standards

Transportation and Circulation Plan

- Ocean Beach Boulevard
- Oregon Avenue
- Washington Avenue



EXH 1C

- Shoreline Designations
City of Long Beach - 1997
- L1 - Low Density Residential
 - L2 - Medium Density Residential
 - L3 - High Density Residential
 - L4 - Very High Density Residential
 - L5 - Urban Residential
 - L6 - Rural Residential
 - L7 - Rural Residential
 - L8 - Rural Residential
 - L9 - Rural Residential
 - L10 - Rural Residential
 - L11 - Rural Residential
 - L12 - Rural Residential
 - L13 - Rural Residential
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 - L98 - Rural Residential
 - L99 - Rural Residential
 - L100 - Rural Residential

SECTION 18 Shoreline Designation Map

183

28th North

Pioneer Road

16th North

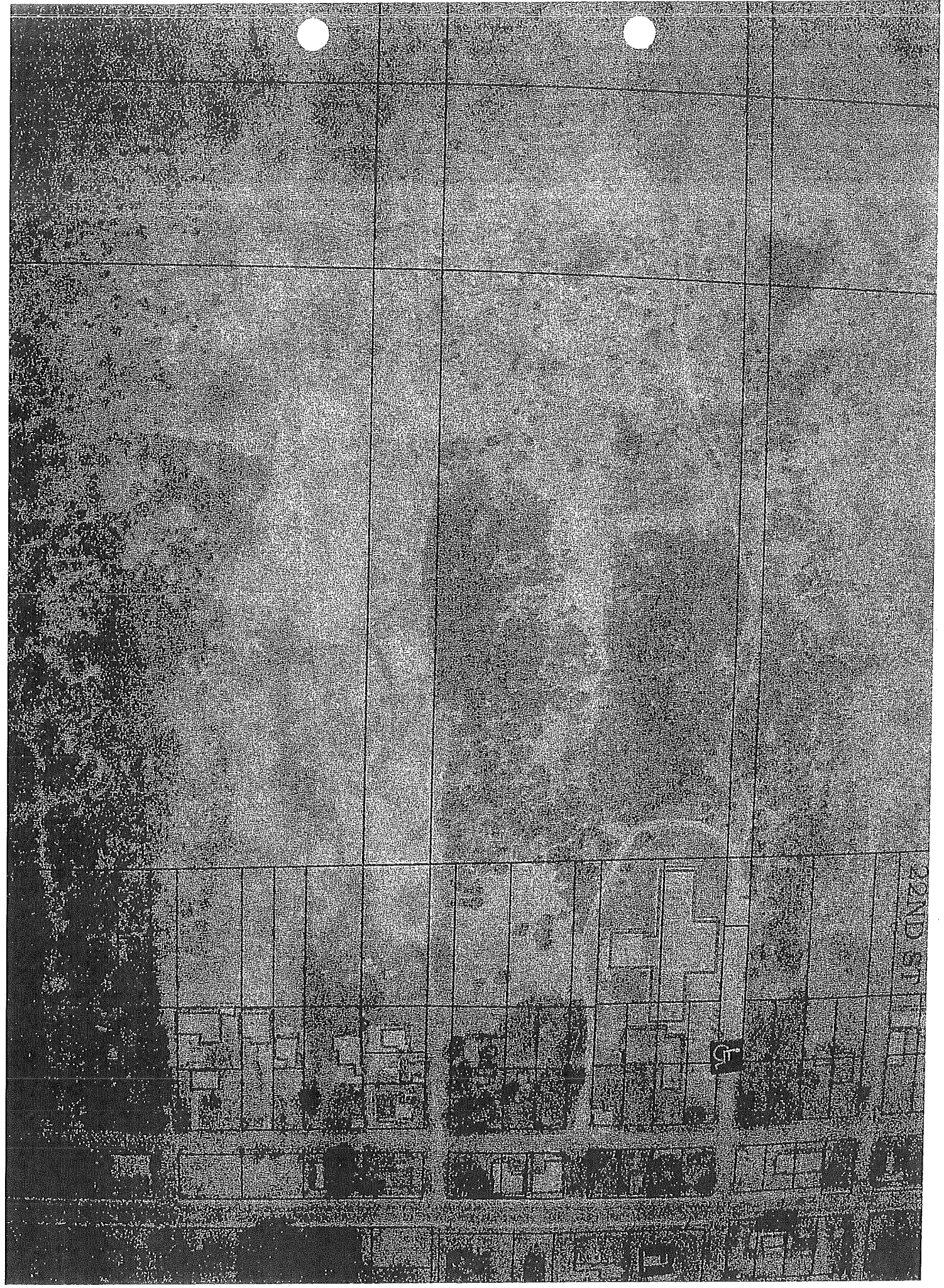
6th North

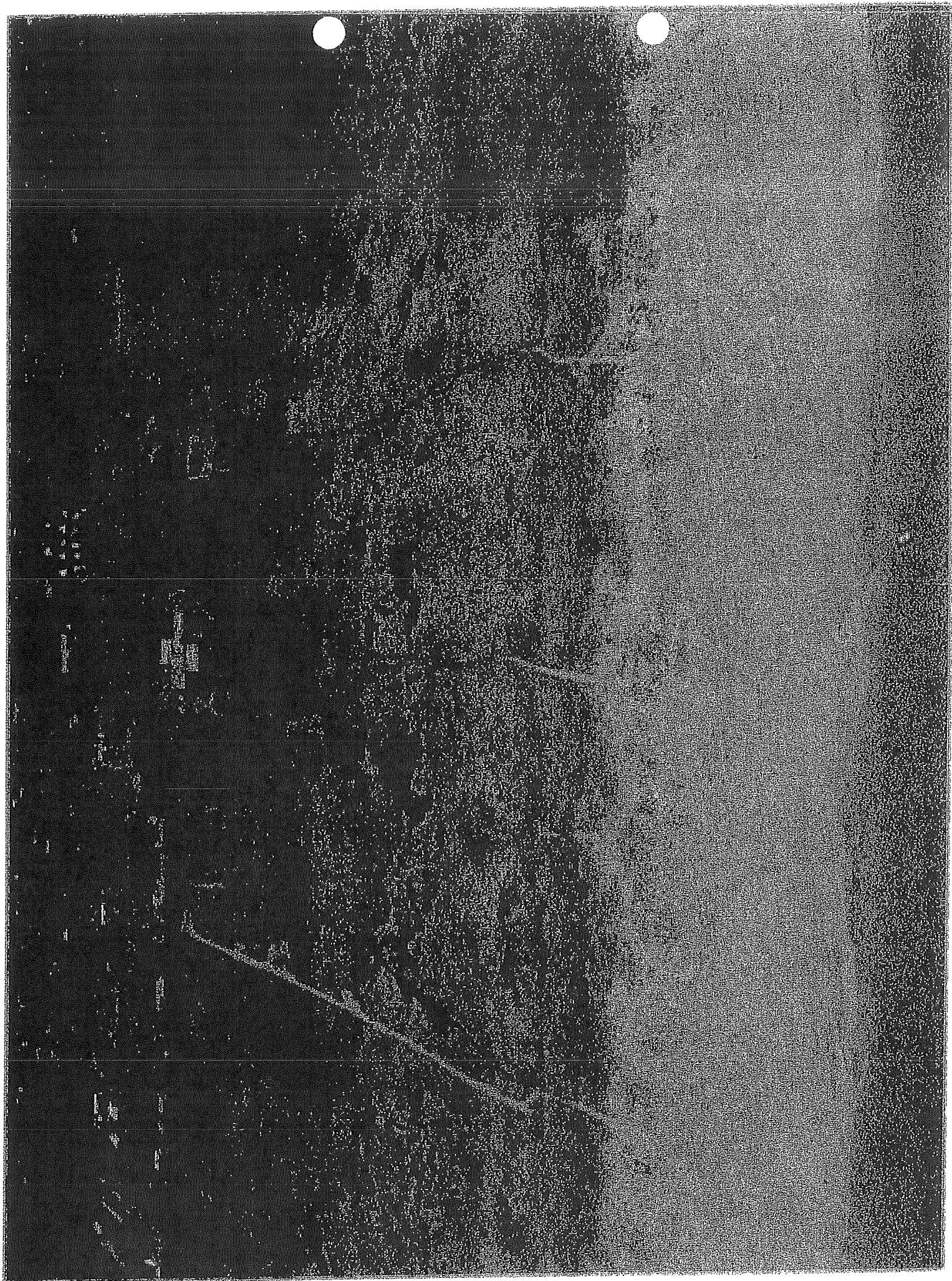
Bolstad Ave

10th South

20th South

Exn 11





January 19, 2004

James R. Sayce, Director
Department of Community Development
City of Long Beach
PO Box 310, Long Beach, WA 983631

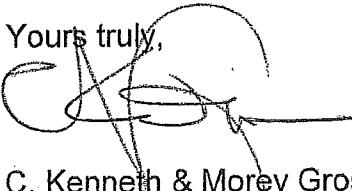
Re: Case No. SSDP/JARPA/SUBDIVISION Application 03-12-12

Dear Mr. Sayce,

Please take notice that the undersigned wishes to be notified of the action taken on the above application.

Further, please take notice that the undersigned objects to any substantial development in any area encompassing natural dunes and any wetlands. The application for subdivision should be denied and development permitted only to the extent absolutely necessary to preserve a residential use for the property, one single-family residence per parcel. Any other use is incompatible with the overall policy of the state of Washington for preservation of shorelines and aquatic lands.

Yours truly,



C. Kenneth & Morey Grosse
22625 Lake Wenatchee Hwy.
Leavenworth, WA 98826
Telephone: 509-763-2753

Mark C. Svore D. D. S.
2611 N. E. 125th Suite #110
Seattle, WA 98125
(206) 363-3240

Mark C. Svore D. D. S.

January 12, 2004

City of Long Beach
Department of Community Development
P. O. Box 310
Long Beach, WA 98631

Dear Sirs,

I am writing in regards to the proposed subdivision of Mr. Leroy Ostrem on 19th avenue, city of Long Beach. I do have several concerns and comments regarding this proposed 12 lot development as I am the homeowner of the property immediately adjacent and south of the plat proposal. I own property west to the 1968 shoreline. I purchased our summer home in July 2001 and love the beach, surrounding dunes, wildlife and sunsets our property affords. My suggestions to the development are as follows.

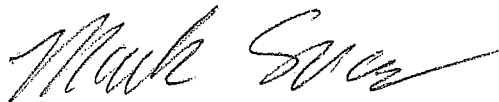
1. Delineation of the planned pedestrian path: I believe the path is very important as 19th avenue property has been used for many years by the public to access the beach. I believe this path should be 10 feet wide and should have some type of separation from the street and auto traffic. I believe curbs would serve the purpose of protecting the public from traffic and also would give a more appealing feel in walking to the beach, v. s. walking along side the street shoulder. It also would serve to prevent cars from parking on the designated

path. This path is very important to the overall esthetic of the development and also in keeping with existing paths, boardwalks in Long Beach and will promote pedestrian activities.

2. Secondly, I believe the type of street lighting of the development is important to study. Our family and friends have always enjoyed the expansive night sky in this neighborhood and the serenity that exists as a result of minimal light intrusion. I would strongly favor Bollard style lamps. Similar to those on the boardwalk in Ilwaco. They would light the street but would not disturb the beauty and serenity of the night sky. In addition the esthetics would be much greater than the alternative tall lamp posts. With underground utilities planned, it makes good sense to use low profile Bollards.
3. A 3rd concern is that of increased water run off as a result of the paved street housing etc. This delicate land is very susceptible to flooding and I believe storm drains connecting to the city storm drains are very important.

Thank you for your consideration of these suggestions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Svore".

Mark C. Svore D. D. S.

RONALD W. GREENEN
9601 SE Evergreen Hwy
Vancouver, WA 98664

January 23, 2004

Mr. James R. Sayce
Dept. of Community Development
City of Long Beach
P.O. Box 310
Long Beach, WA 98631

Re: Case No. SSDP/JARPA/SUBDIVISION
Application 03-12-12

Dear Mr. Sayce:

I recently received two copies of the notice of hearing for the above-referenced application. I have not had an opportunity to view any documentation, plat maps or surveys for this project, but I understand that nothing is being proposed, which is not currently authorized or for which a variance may be required. If that is the case, then Leroy has the absolute right to develop it within the confines of the current laws and codes.

As I expressed to Leroy, I would prefer to see the coordinated development of the 250-foot ocean front parcel south of 19th Street, including my property, in the formal upscale development, which would protect the aesthetics and views of all property owners in the development. Since that appears to not be an option, I would only want to insure that any development south of 19th Street is done in a quality manner, which I presume will require paved streets, sidewalks, lighting, and north/south easements to the adjoining properties to the south of 19th Street.

As it stands right now, my 50-foot strip is landlocked. Essentially, our intervening neighbors' property, Dr. Svor, is also landlocked. I do hope that Leroy's development has been laid out in such a manner to allow the functional and logical development of the properties to the south so as not to end up with one development adjoining a cobbled-up development.

EXU 14

Mr. James R. Sayce
January 23, 2004
Page 2

I am not personally familiar with the city requirements for a development, but I would hope that in ocean front developments, there are requirements for appropriate fencing, exterior storage and lighting abatement.

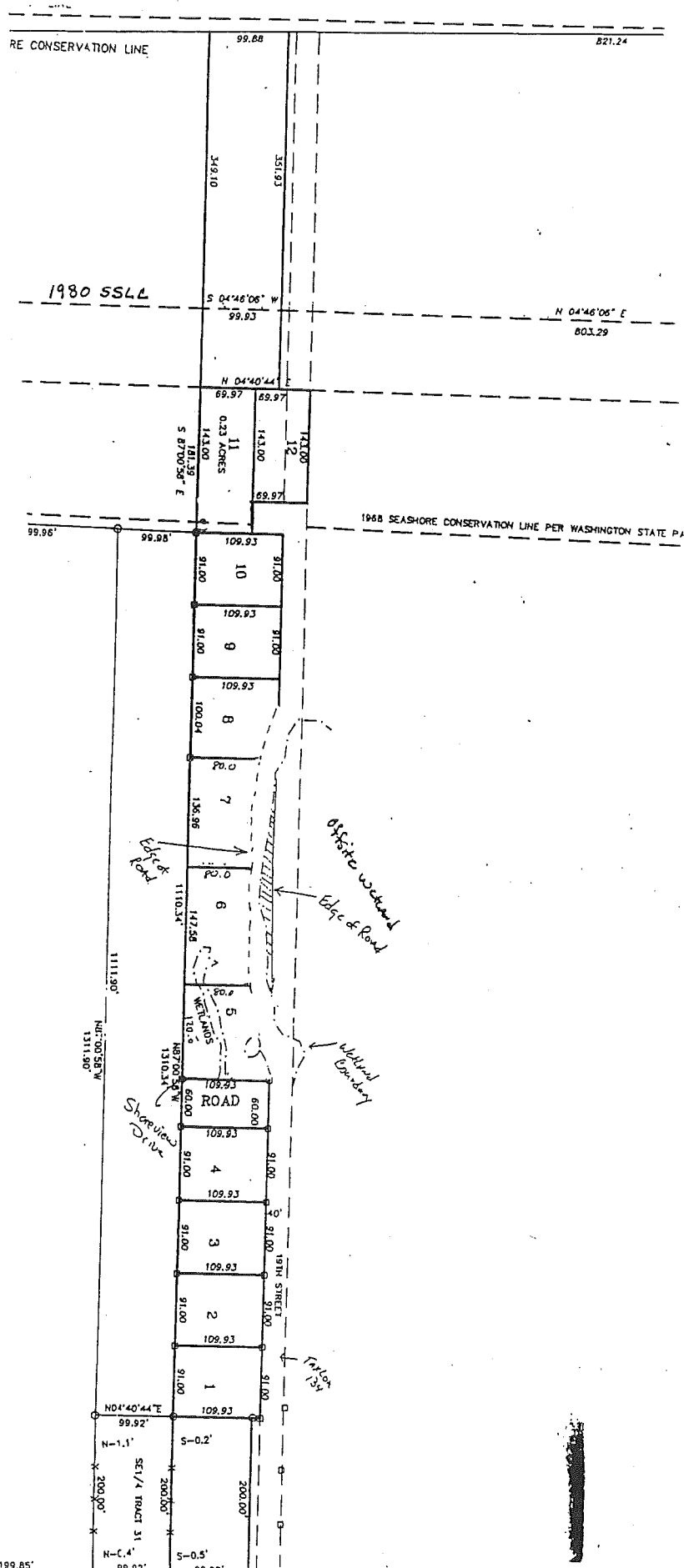
Very truly yours,

A handwritten signature in dark ink, appearing to be 'R. Greenen', with a stylized, sweeping flourish extending to the right.

RONALD W. GREENEN
Attorney at Law

RWG/sjw

cc: Leroy Ostrem



Purpose:

Adjacent Property Owners:
1 City of Long Beach
2 Elmer Ostrem
3 Mark Svore

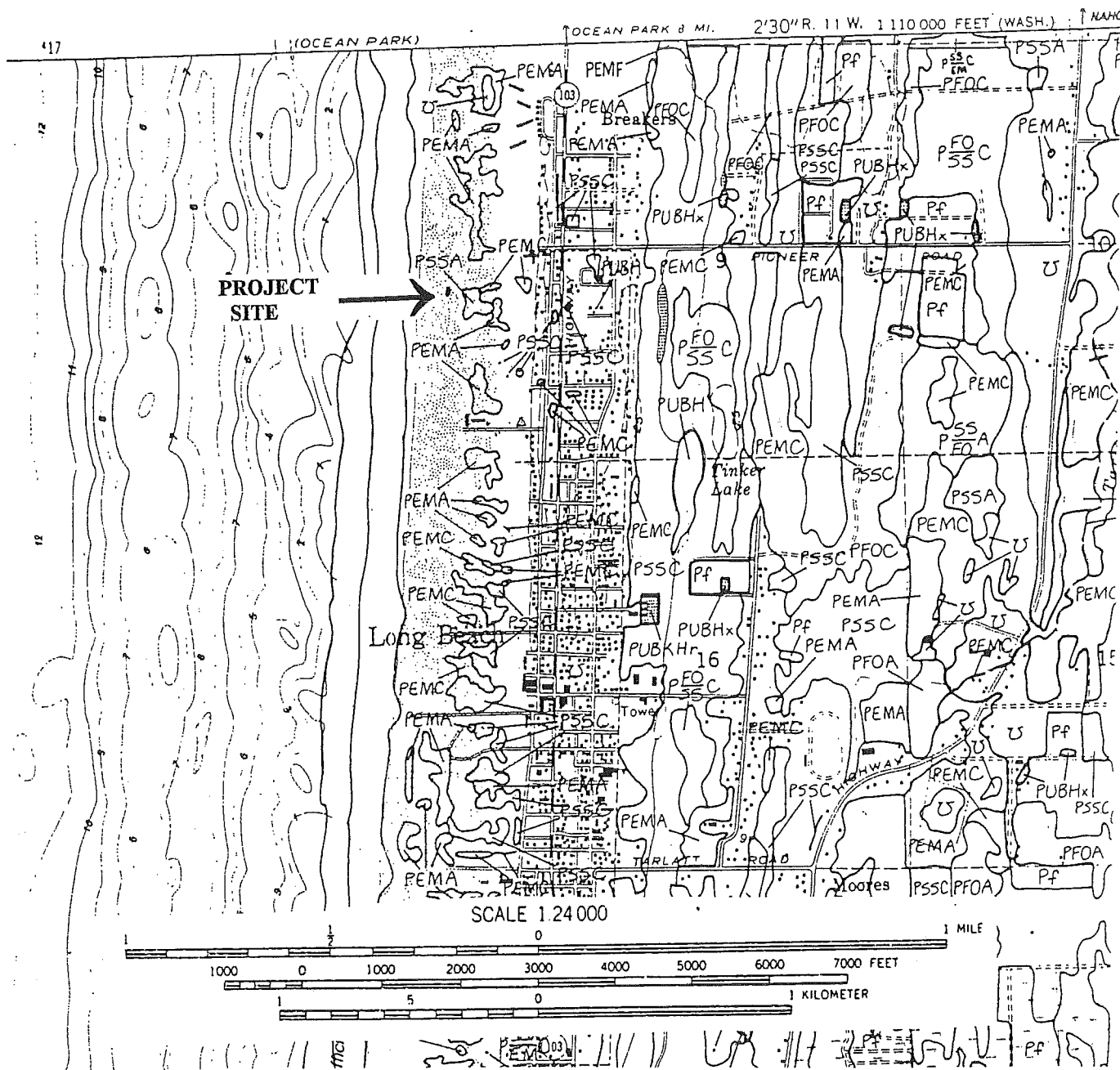
Figure 2

Site Plan

**In: Wetlands
At: Long Beach
County of Pacific
State of Washington
Application by
Dick S. Reiners
Date June 6, 2002**

NATIONAL WETLANDS INVENTORY

UNITED STATES DEPARTMENT OF THE INTERIOR



Purpose:

Figure 3

In: Wetlands
At: Long Beach

National Wetlands Inventory Map

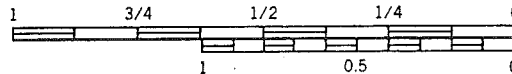
Adjacent Property Owners:

- 1 City of Long Beach
- 2 Elmer Ostrem
- 3 Mark Svore

County of Pacific
State of Washington
Application by
Dick S. Reiners
Date June 6, 2002



SCALE 1:24,000



Purpose:

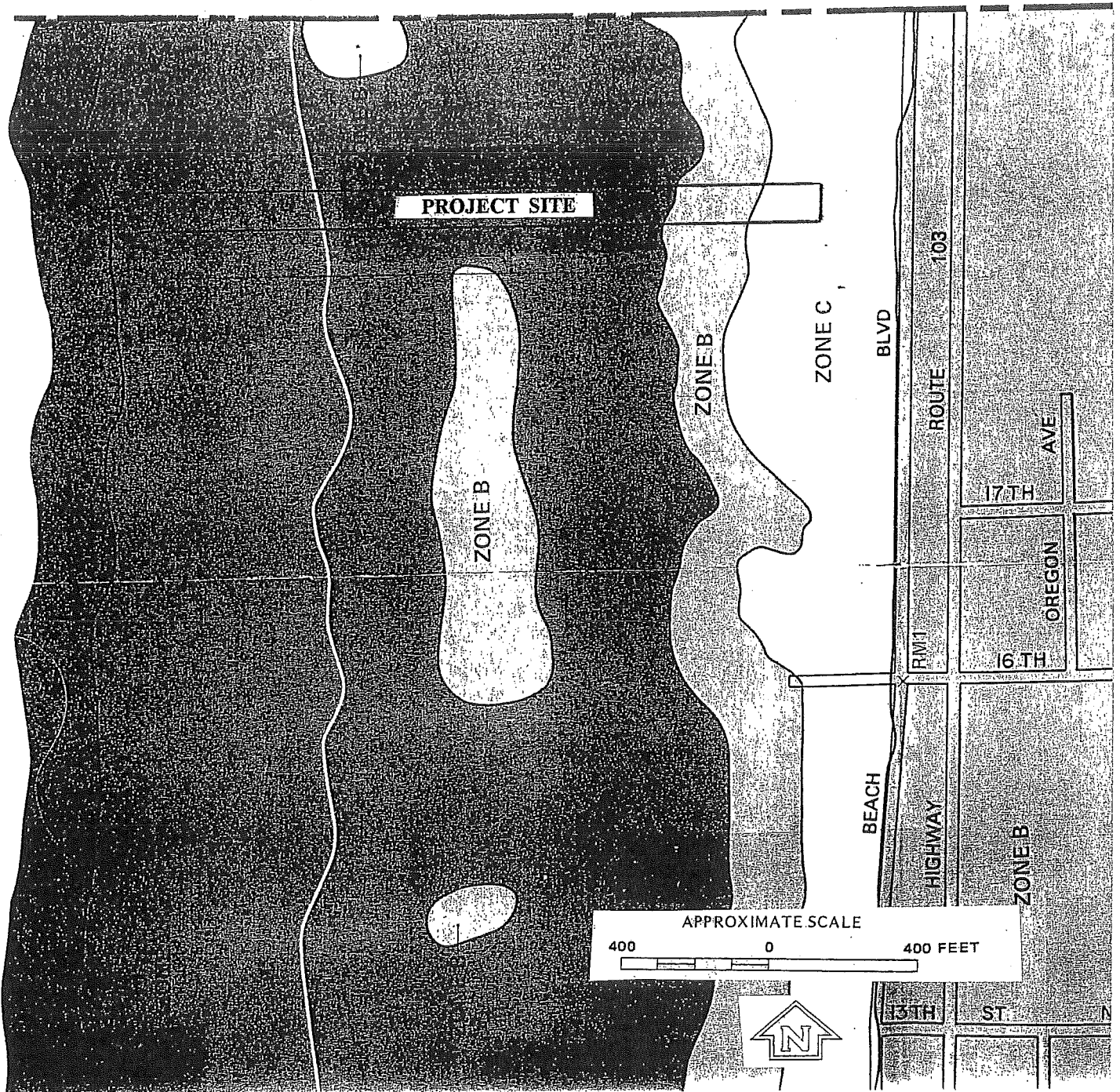
Figure 4

In: Wetlands
At: Long Beach

Pacific County Soil Survey Map

Adjacent Property Owners:
1 City of Long Beach
2 Elmer Ostrem
3 Mark Svore

County of Pacific
State of Washington
Application by
Dick S. Reinert
Date June 6, 2002



Purpose:

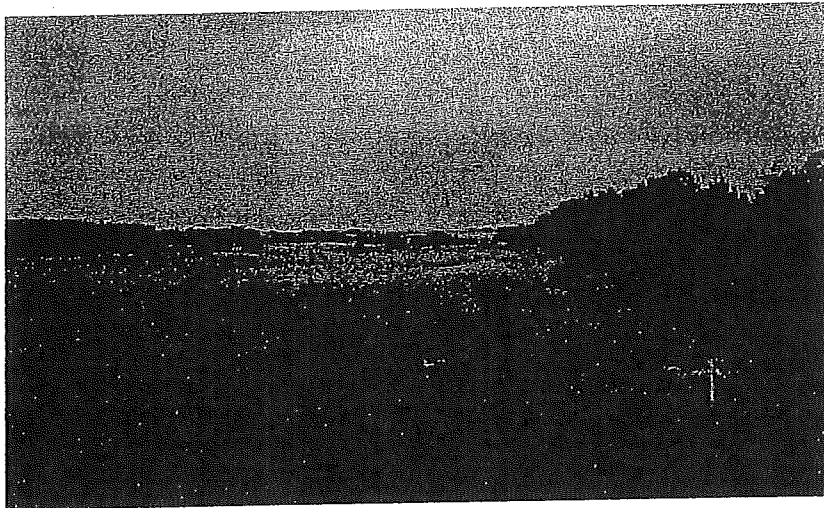
Figure 5

**In: Wetlands
At: Long Beach**

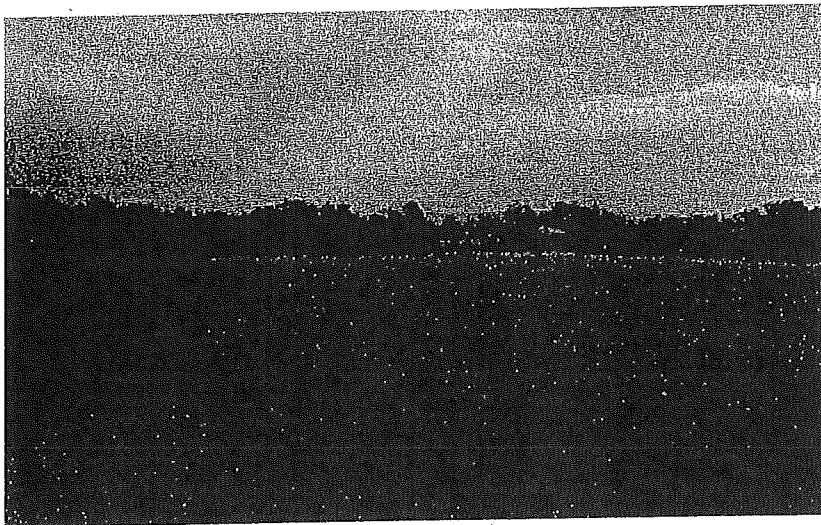
Flood Insurance Rate Map

Adjacent Property Owners:
1 City of Long Beach
2 Elmer Ostrem
3 Mark Svore

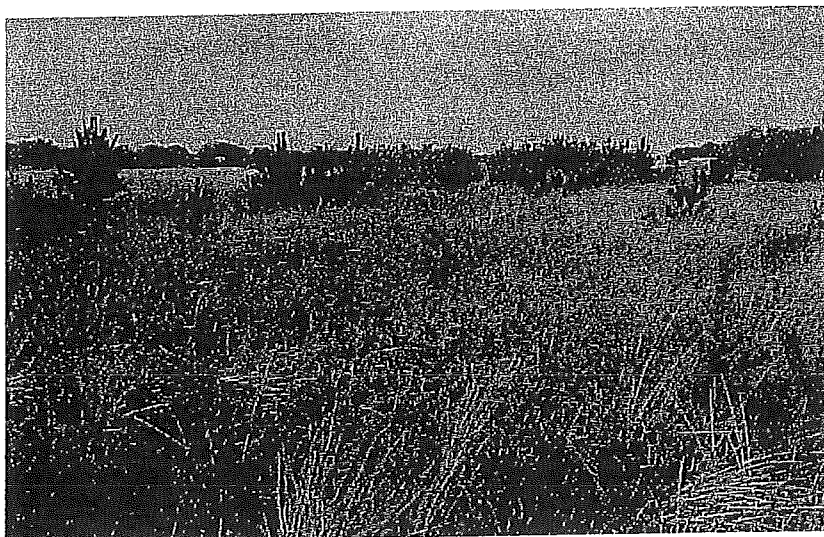
**County of Pacific
State of Washington
Application by
Dick S. Reiners
Date June 6, 2002**



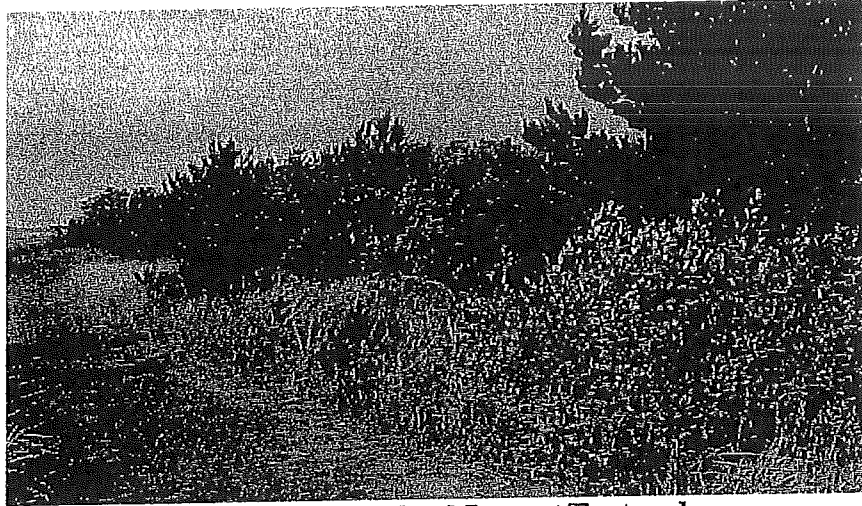
Site: View west



Site: View east



On Site Wetland



View Road/Wetland Impact/East end



View Road/ Wetland Impact/ West end



View/ Mitigation Area/ Dunal Habitat/West of Project

Wetlands Rating Field Data Form

Background Information:

Name of Rater: Bob Bager Affiliation: Patuxent River Date: 5/6/82

Name of wetland (if known):

Government Jurisdiction of wetland: City of Long Beach

Location: 1/4 Section: 112 of 1/4 S: 512 Section: 9 Township: 10N Range: 11W

Sources of Information: (Check all sources that apply)

Site visit: ☒ USGS Topo Map: ☐ NW1 map: ☒ Aerial Photo: ☐ Soils survey: ☒
 or: Describe:

When The Field Data form is complete enter Category here:



Q.1. High Quality Natural Wetland

Answer this question if you have adequate information or experience to do so. If not find someone with the expertise to answer the questions. Then, if the answer to questions 1a, 1b and 1c are all NO, contact the Natural Heritage program of DNR.

1a. Human caused disturbances.

Is there significant evidence of human-caused changes to topography or hydrology of the wetland as indicated by any of the following conditions? Consider only changes that may have taken place in the last 5 decades. The acts of changes done earlier have probably been stabilized and the wetland ecosystem will be close to reaching some new equilibrium that may represent a high quality wetland.

- 1a1. Upstream watershed > 12% impervious.
- 1a2. Wetland is ditched and water flow is not obstructed.
- 1a3. Wetland has been graded, filled, logged.
- 1a4. Water in wetland is controlled by dikes, weirs, etc.
- 1a5. Wetland is grazed.
- 1a6. Other indicators of disturbance (list below)

Circle Answers

- Yes: go to Q.2
- Yes: go to Q.2
- ☒ Yes: go to Q.2
- Yes: go to Q.2
- Yes: go to Q.2
- Yes: go to Q.2
- No: go to 1b.

1b. Are there populations of non-native plants which are currently present, cover more than 10% of the wetland, and appear to be invading native populations? Briefly describe any non-native plant populations and information source(s):

1c. Is there evidence of human-caused disturbances which have visibly degraded water quality. Evidence of the degradation of water quality include: direct (untreated) runoff from roads or parking lots; presence, or historic evidence, of waste dumps; oily sheens; the smell of organic chemicals; or livestock use. Briefly describe:

Q.2. Irreplaceable Ecological Functions:

Does the wetland:

- ☒ have at least 1/4 acre of organic soils deeper than 16 inches and the wetland is relatively undisturbed; OR

(If the answer is NO because the wetland is disturbed briefly describe: Indicators of disturbance may include:

- Wetland has been graded, filled, logged;
- Organic soils on the surface are dried-out for more than half of the year;
- Wetland receives direct stormwater runoff from urban or agricultural areas.);

OR

- ☒ have a forested class greater than 1 acre;

OR

- ☒ have characteristics of an estuarine system;

OR

- ☒ have eel grass, floating or non-floating kelp beds?

2a. Bogs and Fens

Are any of the three following conditions met for the area of organic soil?

2a.1. Are Sphagnum mosses a common ground cover (>30%) and the cover of invasive species (see Table 3) is less than 10%?

Is the area of sphagnum mosses and deep organic soils > 1/2 acre?
 Is the area of sphagnum mosses and deep organic soils 1/4-1/2 acre?

2a.2. Is there an area of organic soil which has an emergent class with at least one species from Table 2, and cover of invasive species is < 10% (see Table 3)?

Is the area of herbaceous plants and deep organic soils > 1/2 acre?
 Is the area of herbaceous plants and deep organic soils 1/4-1/2 acre?

YES: go to Q.2
 NO: go to 1c.

YES: go to Q.2
 NO: Possible Cat. I
 contact DNR

(NO to all: go to Q.3)
 YES: go to 2a

YES: Go to 2b

YES: Go to 2c

YES: Go to 2d

YES: Category I
 YES: Category II

NO: Go to 2a.3

YES: Category I
 YES: Category II

NO: Go to 2a.3

2a.3. Is the vegetation a mixture of only herbaceous plants and Sphagnum mosses with no scrub/shrub or forested classes?	Is the area of herbaceous plants, Sphagnum, and deep organic soils > 1/2 acre? Is the area of herbaceous plants, Sphagnum, and deep organic soils 1/4-1/2 acre?	YES: Category I YES: Category II NO: Go to Q.3.
Q.2b. Mature forested wetland.	2b.1. Does 50% of the cover of upper forest canopy consist of evergreen trees older than 80 years or deciduous trees older than 50 years? <i>Note:</i> The size of trees is often not a measure of age, and size cannot be used as a surrogate for age (see guidance). Does 50% of the cover of forest canopy consist of evergreen trees older 50 years, AND is the structural diversity of the forest high as characterized by an additional layer of trees 20'-49' tall, shrubs 6' - 20' tall, and a herbaceous groundcover?	YES: Category I NO: Go to 2b.2 YES: Go to 2b.3 NO: Go to Q.3
2b.3. Does < 25% of the areal cover in the herbaceous/groundcover or the shrub layer consist of invasive/exotic plant species from the list on p. 19?		YES: Category I NO: Go to Q.3
Q.2c. Estuarine wetlands.	2c.1. Is the wetland listed as National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park, or Educational, Environmental or Scientific Reserves designated under WAC 332-30-151?	YES: Category I NO: Go to 2c.2
2c.2. Is the wetland > 5 acres:	<i>Note:</i> If an area contains patches of salt tolerant vegetation that are 1) less than 600 feet apart and that are separated by mudflats that go dry on a Mean Low Tide, or 2) separated by tidal channels that are less than 100 feet wide; all the vegetated areas are to be considered together in calculating the wetland area.	YES: Category I
or is the wetland 1-5 acres:		YES: Go to 2c.3
or is the wetland < 1 acre?		YES: Go to 2c.4

2c.3. Does the wetland meet at least 3 of the following 4 criteria:	- minimum existing evidence of human related disturbance such as diking, ditching, filling, cultivation, grazing or the presence of non-native plant species (see guidance for definition); - surface water connection with tidal saltwater or tidal freshwater; - at least 75% of the wetland has a 100' buffer of ungrazed pasture, open water, shrub or forest; - has at least 3 of the following features: low marsh, high marsh, tidal channels, lagoon(s); woody debris; or contiguous freshwater wetland.	YES: Category I NO: Category II
2c.4. Does the wetland meet all of the four criteria under 2c.3. (above)?..		YES: Category II NO: Category III
Q.2d. Eel Grass and Kelp Beds.		
2d.1. Are eel grass beds present?		YES: Category I NO: go to 2d.2
2d.2. Are there floating or non-floating kelp bed(s) present with greater than 50% macro algal cover in the month of August or September?		YES: Category I NO: Category II
Q.3. Category IV wetlands.		
3a. Is the wetland: less than 1 acre and, hydrologically isolated and, comprised of one vegetated class that is dominated (> 80% areal cover) by one species from Table 3 (page 19) or Table 4 (page 20)		YES: Category IV NO: go to 3b
3b. Is the wetland: less than two acres and, hydrologically isolated, with one vegetated class, and > 90% of areal cover is any combination of species from Table 3 (page 19)		YES: Category IV NO: go to 3c
3c. Is the wetland excavated from upland and a pond smaller than 1 acre without a surface water connection to streams, lakes, rivers, or other wetland, and has < 0.1 acre of vegetation.		YES: Category IV NO: go to Q.4

Q.4. Significant habitat value.

Answer all questions and enter data requested.

4a. Total wetland area
Estimate area, select from choices in the near-right column, and score in the far column:

Enter acreage of wetland here: _____ acres, and source: _____

Circle scores that qualify acres	points
> 200	6
40- 200	5
10- 40	4
5- 10	3
1- 5	2
0.1- 1	1
< 0.1	0

4b. Wetland classes: Circle the wetland classes below that qualify:

Open Water: if the area of open water is > 1/4 acre

Aquatic Beds: if the area of aquatic beds > 1/4 acre,

Emergent: if the area of emergent class is > 1/4 acre,

Scrub-Shrub: if the area of scrub-shrub class is > 1/4 acre,

Forested: if area of forested class is > 1/4 acre,

Add the number of wetland classes, above, that qualify, and then score according to the columns at right.

e.g. If there are 4 classes (aquatic beds, open water, emergent & scrub-shrub), you would circle 8 points in the far right column.

# of classes	Points
1	0
2	1
3	2
4	3
5	4
6	5
7	6
8	7
9	8
10	9

4c. Plant species diversity.

For each wetland class (at right) that qualifies in 4b above, count the number of different plant species you can find that cover more than 5% of the ground. You do not have to name them.

Score in column at far right:

e.g. If a wetland has an aquatic bed class with 3 species,

emergent class with 4 species and a scrub-shrub

class with 2 species you would circle 2, 2, and 1 in the far column.

Note: Any plant species with a cover of > 5% qualifies for points within a class, even those that are not of that class.

Class	# species in class	Points
Aquatic Bed	1	0
	2	1
	3	2
	> 3	3
Emergent	1	0
	2-3	1
	4-5	2
	> 5	3
Scrub-Shrub	1	0
	2	1
	3-4	2
	> 4	3
Forested	1	0
	2	1
	3-4	2
	> 4	3

4d. Structural diversity.

If the wetland has a forested class, add 1 point if each of the following classes is present within the forested class and is larger than 1/4 acre:

-trees > 50' tall

-trees 20'- 49' tall

-shrubs

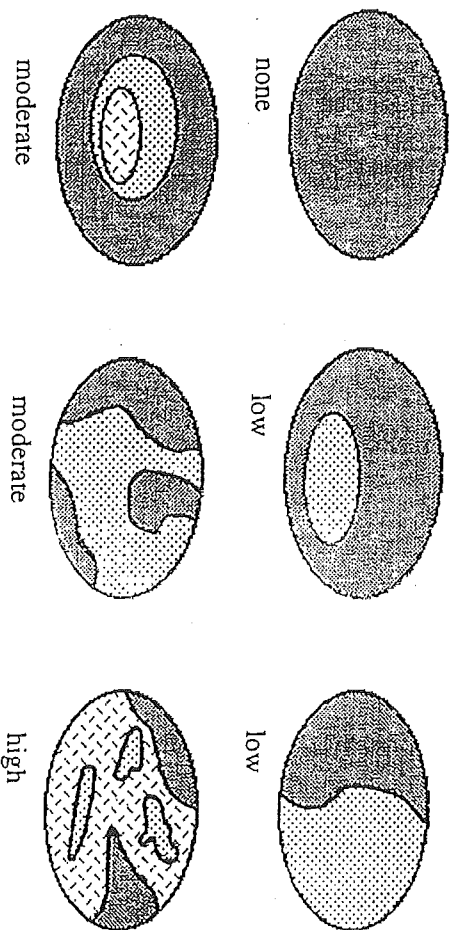
-herbaceous ground cover

Also add 1 point if there is any "open water" or "aquatic bed" class immediately next to the forested area (ie. there is no scrub/shrub or emergent vegetation between them).

YES - 1
YES - 1
YES - 1
YES - 1

4e. Decide from the diagrams below whether interspersions between wetland classes is high, moderate, low or none? If you think the amount of interspersions falls in between the diagrams score accordingly (i.e. a moderately high amount of interspersions would score a 4, while a moderately low amount would score a 2)

High - 5
Moderate - 3
Low - 1
None - 0



4f. Habitat features.

Answer questions below, circle features that apply, and score to right:

Is there evidence that the open or standing water was caused by beavers?

Is a heron rookery located within 300'?

Are raptor nest/s located within 300'?

Are there at least 3 standing dead trees (snags) per acre greater than 10" in diameter at "breast height" (DBH)?

Are there at least 3 downed logs per acre with a diameter

> 6" for at least 10' in length?

Are there areas (vegetated or unvegetated) within the wetland that are ponded for at least 4 months out of the year, and the wetland has not qualified as having an open water class in Question 4b.?

YES = 2
YES = 1
YES = 1
YES = 1
YES = 1
YES = 1
YES = 2

4g. Connection to streams. (Score one answer only.)	
4g.1. Does the wetland provide habitat for fish at any time of the year AND does it have a perennial surface water connection to a fish bearing stream.	YES = 6
4g.2 Does the wetland provide fish habitat seasonally AND does it have a seasonal surface water connection to a fish bearing stream.	YES = 4
4g.3 Does the wetland function to export organic matter through a surface water connection at all times of the year to a perennial stream.	YES = 4
4g.4 Does the wetland function to export organic matter through a surface water connection to a stream on a seasonal basis?	YES = 2
4h. Buffers.	
Score the existing buffers on a scale of 1-5 based on the following four descriptions. If the condition of the buffers do not exactly match the description, score either a higher or lower depending on whether the buffers are less or more degraded.	
Forest, scrub, native grassland or open water buffers are present for more than 100' around 95% of the circumference.	Score = 5 <u>4</u>
Forest, scrub, native grassland, or open water buffers wider than 100' for more than 1/2 of the wetland circumference, or a forest, scrub, grasslands, or open water buffers for more than 50' around 95% of the circumference.	Score = 3
Forest, scrub, native grassland, or open water buffers wider than 100' for more than 1/4 of the wetland circumference, or a forest, scrub, native grassland, or open water buffers wider than 50' for more than 1/2 of the wetland circumference.	Score = 2
No roads, buildings or paved areas within 100' of the wetland for more than 95% of the wetland circumference.	Score = 2
No roads, buildings or paved areas within 25' of the wetland for more than 95% of the circumference, or No roads buildings or paved areas within 50' of the wetland for more than 1/2 of the wetland circumference.	Score = 1
Paved areas, industrial areas or residential construction (with less than 50' between houses) are less than 25 feet from the wetland for more than 95% of the circumference of the wetland.	Score = 0

4i. Connection to other habitat areas: Select the description which best matches the site being evaluated.	
-Is the wetland connected to, or part of, a riparian corridor at least 100' wide - connecting two or more wetlands; or, is there an upland connection present >100' wide with good forest or shrub cover (>25% cover) connecting it with a Significant Habitat Area?	YES = 5
-Is the wetland connected to any other Habitat Area with either 1) a forested/shrub corridor < 100' wide, or 2) a corridor that is > 100' wide, but has a low vegetative cover less than 6 feet in height?	YES = 3
-Is the wetland connected to, or a part of, a riparian corridor between 50 - 100' wide with scrub/shrub or forest cover connection to other wetlands?	YES = 3
-Is the wetland connected to any other Habitat Area with narrow corridor (<100') of low vegetation (< 6' in height)?	YES = 1
-Is the wetland and its buffer (if the buffer is less than 50' wide) completely isolated by development (urban, residential with a density greater than 2/acre, or industrial)?	YES = 0
Now add the scores circled (for Q.5a - Q.5i above) to get a total. Is the Total greater than or equal to 22 points? <u>14</u>	
YES = Category II NO = Category III	

2004

PERMIT ROUTER

KV ReviewerLocal Action A04/27/04 Received by WDOE SMA SectionLocal # 03-12-1204/27/04 File Complete dateWRIA(S) 2404/27/04 Date of Filing04/27/04 Log inWaterbody Pacific Ocean04/29/04 Log outDate letter sent 4/29/04WDOE PERMIT # 2004 - SW - 02484 - SDP CUP VAR Other

APPLICANT

Leroy Ostrem

CC's:

Contact Name

Mailing Address

31443 Old Farm Rd.
Wilsonville OR 97070

PHONE:

ISSUING AGENCY

City of Long Beach

Contact Name

Jim Sayce

Mailing Address

Po Box 583
Long Beach

PHONE:

NOTES/PROJECT DESCRIPTION:

Issuing Agency Long Beach		Applicant (last name first) OSTREM LEROY		HQ xp	Permit 2004 SW 02484 1	
SDP? <input checked="" type="checkbox"/>	Ecology received: 04/27/2004	IP		Counter #: 18266		
CUP? <input type="checkbox"/>	Reviewer: KV	Project name:				
VAR? <input type="checkbox"/>						
Description: subdivide 4.16 acres into 12 residential lots with an access road and associated utilities. Wetland and buffer impact for the road will be mitigated with dune preservation per the Long Beach dune management plan.						

Local Government Info		Action: A	Application accepted: 12/17/2003
Agency	Local #: 03-12-12	Issue date: 03/29/2004	

WRIA: 24	Waterbody or watercourse: Pacific Ocean	Type: O
Other waterbody / watercourse:		

Section/Township/Range	All Geographic Info
------------------------	---------------------

DGN Detail	Wetland? <input checked="" type="checkbox"/>	CZM? <input checked="" type="checkbox"/>	Upland? <input checked="" type="checkbox"/>
	Wetland mitigation? <input checked="" type="checkbox"/>	SSWS? <input checked="" type="checkbox"/>	Over water? <input type="checkbox"/>
	Within floodplain? <input type="checkbox"/>	Public access? <input type="checkbox"/>	In water? <input type="checkbox"/>
	Below water? <input type="checkbox"/>		

Designation(s):				
:	Designation	St	Amount	Description
	RR Rural Resident			

Use(s):					Use Detail
:	Use Category	St	Amount	Unit	Description
	UD Undeveloped	E	0		
	RS Residential	P	0		
	RR Road-Railroad-B	P	0		
	LF Landfill	P	0		

Incomplete Permit Submission	Due date	Description of information needed:	
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SMA Action: F Complete: 04/27/2004 Filed: 04/27/2004 Mailing Date: 04/29/2004 Appeal deadline: 05/18/2004 Expires: 04/27/2009	Mail Merge SHB SHB Appeal(s):	Comments:
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Permit Conditions:	
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Next permit reviewer action due:	Permit reviewer next action:
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THIS IS AN EXPANDED ENVIRONMENTAL CHECKLIST BASED ON WAC
197-11-960

A. BACKGROUND

1. Name of proposed project, if applicable:
Ostrem Long Plat
2. Name of applicant:
Leroy Ostrem
Contact: Dick S. Reiners, Consultant
3. Address and phone number of applicant and contact person:
Leroy Ostrem
31443 Old Farm Road
Wilsonville, OR 97070
503-692-4935
Dick S. Reiners
P.O. Box 583
Long Beach, WA 98631
360-642-2455
4. Date checklist prepared:
10/01/03
5. Agency requesting checklist:
City of Long Beach
6. Proposed timing or schedule (including phasing, if applicable):
Spring/Summer 2004
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain?
NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this project:
Site Survey, Wetland Delineation, Stormwater Plan
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes explain.
No

10. List any governmental approvals or permits that will be needed for your proposal, if known.

Shoreline Substantial Development and Section 404 Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

The applicant proposes to sub-divide 4.16 acres and improve public access.

Project size: 1,293 ft. long (East to West) by 140 feet wide (North to South) equals 181,020 square feet or 4.16 surface acres.

12. Location of the proposal. Sufficient information for a person to understand the precise location of your proposal, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

From 200 feet west of Ocean View Boulevard, westward to the 1980 Seashore Conservation Line 100 foot set-back, and south of 19th Street North.

Tax Lots 184 in the SW 1/4 of Section 9, T10N., R11W., W.M., Pacific County, WA

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Interdunal Area/ Rolling

b. What is the steepest slope on the site (approximate percent slope)?
< 1 to 3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Westport Fine Sands #153

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Clean sand will be used to construct a suitable roadbed, approximately 2300 sq.ft. of fill will be deposited into the south edge of the wetland.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Limited/wind erosion/ control with silt fence

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Public Access Roadway and Pedestrian Walking Path: 1,150 feet long by 22 feet wide equals 14% of the site.

Buildings: 12 future single-family homes at 1,200 sq. ft. each equals 8% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices/ silt fencing and straw bales

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities known.

During 4 month site prep & construction limited dust from grading and dump trucks. Completed project area stabilized, limited emissions from 12 single-family sites.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Un-named interdunal wetland

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes; fill and grade approximately 2,300 sq. ft. of Category III wetland to provide for public access roadbed.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximately 125 cu. yds. of fill material.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes

6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities known.

No ground water withdrawal proposed; Engineered Drainage Plan Pending, drainage infiltrates into sandy soils.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any:

None

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the systems(s) are expected to serve.

Sub-division will be connected to City Sewer

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so describe.

Engineering Report will be available at a later date. Site designed to infiltrate building and street improvements run-off into soils by swale

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

4. Plants

a. Check or circle types of vegetation found on the site

deciduous tree: Hooker Willow (*Salix hookeriana*)

evergreen tree: Coast Pine (*Pinus contorta contorta*)

shrubs:

grass: European beachgrass (*Ammophila arenaria*), Common velvetgrass (*Holcus lanatus*)

pasture:

crop or grain:

wet soil plants: Slough sedge (*Carex obnupta*),

other.....

water plants:

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Dune grass sod and upland vegetation will be removed from the proposed roadbed to a depth of 3 inches. Roadbed is 1,150 feet long by 22 feet wide. Total volume is expected to be less than 235 cu.ft.

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: song birds, crows and gulls

mammals: deer

fish: Not applicable

shellfish: Not applicable

- invertebrates: None observed

- b. List any threatened or endangered species known to be on or near the site.

None listed

- c. Is the site part of a migration route? If so, explain.

No impact on Pacific Flyway species

- d. Proposed measures to preserve or enhance wildlife, if any:

Mitigation measures will protect dunal areas west of 1980 SSCL

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

All future single-family homes on this site will use electricity for heat and lights in compliance with current Washington State Standards UBC Codes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Future single-family homes will be built to Washington State Standards UBC code

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

None

1) What types of noise exist in the areas which may affect your project (for example: traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site:

Short term noise from road construction equipment approximately 4 months 8:00 am to 5:00 p.m.

- 3) Proposed measures to reduce or control noise impact, if any:
None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Site and adjacent properties are vacant land.
- b. Has the site been used for agriculture? Is so, describe.
No
- c. Describe any structures on the site.
None
- d. Will any structures be demolished? If so, what?
No
- e. What is the current zoning classification of the site?
Shoreline Single-Family Residential District (S1).
- f. What is the current comprehensive plan designation of the site?
Waterfront Residential Land
- g. If applicable, what is the current shoreline master program designation of the site?
Rural Residential
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project?
Single-Family Home occupants on 12 perspective lots
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Pre-application meeting with City Administrator and Planner

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There is potential for 12 middle income, single-family homes

- b. Approximately how many units, if any would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not to exceed 35 ft. Current Shoreline and Zoning Ordinances prohibit structures greater than 35 feet in height.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No aesthetic impacts proposed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may effect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts if any:

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking/beachcombing, fishing/clamming, bird watching
- b. Would the proposed project displace any existing recreational uses? If so describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers to be on or next to the site? If so, generally describe.
No
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None
- c. Proposed measures to reduce or control impacts, if any:
None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:
See Site Plan, access from proposed 19th Street extension
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Transit stop approximately 400 ft east of site, on S.R. 103
- c. How many parking spaces would the completed project have? How many would the project eliminate?
None

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (Indicate whether public or private). Yes, construction of 1,150 feet by 22 feet of paved public roadway. Local Improvement District (LID) in process for extension of 19th Street North

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Pacific County Road Standards predict 10 trips per day for single-family dwelling units. Twelve potential home sites at 10 trips per day equals 120 trips per day.

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will result in an additional 1150 feet of City streets with potential for 12 single-family homes. Limited increase in services is expected.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

There are no utilities currently available. The applicant agrees to provide for these services per a City Of Long Beach Developer Agreement dated 08/06/2003.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities proposed with LID creation

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:.....

Date Submitted:10-9-03.....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the project, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?

Not likely to increase

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No proposed affect

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

3. How would the proposal be likely to depleted energy or natural resources?

No proposed affect

Proposed measures to protect or conserve energy or natural resources are:

None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species, historic or cultural sites, wetlands, floodplain, or prime farmlands?

Does not apply

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Future land use will be in compliance with City Ordinances.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Street design and utilities will conform to City of Long Beach minimum standards, per the Developer Agreement.

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Project meets local, state and federal regulations. Project design meets Shoreline Master Program.

JAMES B. FINLAY, P.S.
ATTORNEY AT LAW

212 Pacific Avenue North
P.O. Box 755
LONG BEACH, WASHINGTON 98631
Telephone (360) 642-3108
FAX (360) 642-8045

June 12, 2003

PQ \$175.00
6-26-03

Dick Reiners
Reiners Real Estate
P.O. Box 583
Long Beach, WA 98631

Re: **Proposed contract between the City of Long Beach and Leroy Ostrem, Developer**

Dear Dick:

I've gone over the proposed contract between the City and Ostrem, and while it is worded strongly in the City's favor on all points, it would not be impossible for Ostrem to live with, with the exception of Paragraph 10 on Page 6. Paragraph 10 states as follows:

"It is hereby fully understood by the developer that the payment of \$56K and the transfer for Tax Lot 101109 134 does not assure approval of the project contemplated by the Developer and that other development regulations may be applicable."

I do not know how the Developer can live with that paragraph, and I certainly would advise against it. It would be my suggestion that the contract provide that the \$56,000 and the transfer of the land not take place until the City had given preliminary plat approval and all permits were in place. This would be a great protection for Mr. Ostrem if for any reason plat approval or the permits would not be obtained. There is even some risk after preliminary plat approval as to final plat approval, and I would suggest a clause something to the effect that after preliminary plat approval and upon all conditions in the contract having been met, the City will grant final plat approval.

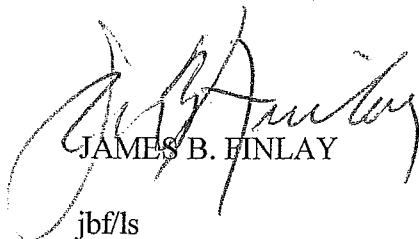
You also mentioned to me that if any other parties within 10 years would hook into the utilities paid for and installed by the Developer, and/or the road, that on a reimbursement basis under City formula the City would collect a pro-rata cost thereof from the party hooking on and pay the same to the Developer. This is not in the contract, and I believe it is essential that it be in there.

Dick Reiners
June 12, 2003
Page Two

One last matter is the third paragraph under Paragraph "F" which starts at the top of page 4 where the City insists on being fully indemnified for any act of the Developer, the Developer's employees or any contractor or subcontractor employed by the Developer or employed by any contractor or subcontractor will be accepted by the Developer, that the City retains the rights to approve claim investigation and counsel assigned to the claim and all investigation and legal work product. This appears to me to be extremely onerous and not in the Developer's best interest. If the Developer or his employees cause the problem, I believe that he cannot object to the clause. However, if the Developer hires an independent subcontractor who is fully licensed and bonded by the State and is acting on his own, the City should have to look to the subcontractor and not to the Developer for any problems caused by said subcontractor.

The above items are the ones I found to pose serious problems for the Developer if not modified or added to the contract.

Yours Truly,



JAMES B. FINLAY

jbf/lr

**PACIFIC
ENVIRONMENTAL
ECOSYSTEMS**

**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O. BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

9/7/04

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

- * Century Tel Service Contract/emails /plan
- * Sewer Line issues, Mics. meetings with City, Owner and Attorney
Engineering changes for Plat design/ Sewer Agreement
- * Homeowners Association/ draft restrictions
- * Site visits/ Owner & Contractor/ Preliminary flagging road- lots
- * misc. calls,

**TOTAL DUE TO DATE
\$ 1,350.00**

Note: last billing 7/8/03

Thank you

Dick S. Reiners
Dick S. Reiners

*pd
9-10-04*

9-3	Sec. of State	30.00	pd
9-3	Unisearch	35.00	pd.
7-1	Sign Rental	150.00	
10-1	" "	150.00	
1-1-05	Melvin Mayer	150.00	

Terms: Payable upon receipt, past due after 15 days

15 days, 1.5% interest per month (18% per year) charge on past due accounts.

**PACIFIC
ENVIRONMENTAL
ECOSYSTEMS**

**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

RD 12-8-04
12/7/04

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

- * Attorney, review sewer contract/CCR's for Association
Meet with owner / issues above 9/29/04
- * Sewer problems Contractor/ Elevation issues 10/11/04 all week
Meet with Contractor/ City review installation at Blvd. manhole
sewer layout- end cleanout elevation
- * Tree problem/ site visits for inspectors- letters for tree damage
Misc. meeting with City 11/11/04
- * Ford Electric/ underground houses/ site 12/3/04
- * misc. calls

Total hours 9/7/04 to 12/7/04 22 hours
Hours billed 14

**TOTAL DUE TO DATE
\$ 1,050.00**

Note: last billing 9/7/04

Thank you
Dick S. Reiners
Dick S. Reiners

Terms: Payable upon receipt, past due after 15 days
15 days, 1.5% interest per month (18% per year) charge on past due accounts.

**PACIFIC
ENVIRONMENTAL
ECOSYSTEMS**

**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

7/8/04
Pd 2-10-04
L.O.

BILLING/STATEMENT

- * City meetings, problem Hearings Examiner final decision
 - Sayce e-mails and meet Gary Luethe/Mayor Ken Ramsey
- * Review final decision Plat/ changes
- * Meeting City/ Owner, Mayor & staff
- * Engineering review street, water/sewer & utilities lot layout

Total Due \$637.50

- * Engineering
 - Site visits by engineer
 - Set drawing/contours/preliminary
 - lot revisions for layout/ street-sewer
 - Utilities design Water, Sewer
 - Plan profile/ Street design
 - Revisions for final design/ fit lots, design cul-de-sac
 - Engineering/design drawing for review

Total engineering to date \$2,900.00

- * misc. calls,
- * copies engineering \$42.00

**TOTAL DUE TO DATE
\$ 3,579.50**

Note: last billing 12/2/03

Thank you

Dick S. Reiners

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15 days, 1.5% interest per month (18% per year) charge on past due accounts.**

Bluhm & Assoc. Land Surveyors, Inc.
P.O. Box 1104
Chehalis, WA 98532

Invoice

DATE	INVOICE #
12/5/2003	2003-455

BILL TO
Dick Reiners P.O. Box 583 Long Beach, WA 98631

TERMS	PROJECT
Net 10	2003-455 9-10-...

DESCRIPTION	AMOUNT
Surveying Services in Section 9, Township 10 North, Range 11 West, W.M., Pacific County, Washington. This includes all the field and office time spent on this job through 9/19/03.	3,522.50
Payment is due within 10 days of invoice unless other arrangements have been made. A service charge of 1½ % may be levied on past due accounts.	
THANK YOU !! WE APPRECIATE YOUR BUSINESS.	Total \$3,522.50

Phone #	Fax #	E-mail
360-748-1551	360-748-6282	kbluhm@surveyservices.com

**PACIFIC
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**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

12/2/03

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

* City meeting Nabel Shawwa, Gary Luethe, Mike Unruh and Jim Sayce	
Plat design road and lot layout. End road design change	1.5 hr
* Revised survey/ lot layout and road design	4 hr
* Submit change/ Shoreline permit/ Lot size/road	
Explanation to Hearing Examiner	1.5 hr

Total \$455.00

* misc. calls,
* copies plat changes \$6.00

**TOTAL DUE TO DATE
\$ 561.00**

Note: last billing 10/10/03

Thank you

Dick S. Reiners

RD
12-4-03

**Terms: Payable upon receipt, past due after 15 days
15 days, 1.5% interest per month (18% per year) charge on past due accounts.**

Bluhm & Assoc. Land Surveyors, Inc.
P.O. Box 1104
Chehalis, WA 98532

Invoice

DATE	INVOICE #
9/26/2003	2002-290A

BILL TO
Dick Reiners P.O. Box 583 Long Beach, WA 98631

TERMS	PROJECT
Net 30	2002-290 9-10-...

DESCRIPTION	AMOUNT
Additional site work & office time for Ostrem job in February 2003.	300.00
Payment is due within 10 days of invoice unless other arrangements have been made. A service charge of 1½ % may be levied on past due accounts.	
THANK YOU !! WE APPRECIATE YOUR BUSINESS.	Total \$300.00

Phone #	Fax #	E-mail
360-748-1551	360-748-6282	kbluhm@surveyservices.com

**PACIFIC
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**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

10/10/03

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

* Revised survey/ lot layout and road design	4 hr
* SEPA Checklist for Shoreline permit	5 hr
* Revised final Wetland Report/ attachments, figures	6 hr
* JARPA application and City Long Plat	3 hr
* Final application package	4 hr
* Meet with City request value for Shoreview Drive	1 hr

Total \$1,495.00

* misc. calls, copies \$52.00

**TOTAL DUE TO DATE
\$ 1,547.00**

Note: last billing 8/1/03

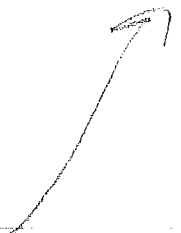
Thank you

Dick S. Reiners

Attached billing Kevin Bluhm/ Survey \$300.00 due
Please make check payable to Bluhm & Assoc.

**Terms: Payable upon receipt, past due after 15 days
15 days, 1.5% interest per month (18% per year) charge on past due accounts.**

+ 300.00 - added on 10/10/03



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CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

8/1/03

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

- * City agreement/meet Nabel Shawa
- * Land values/market value to Council
- * Meetings with Attorney and City for agreement changes/Final to City
- * LID City meeting/final agreement land sale
- * Start survey lots and road design

TOTAL \$845.00

- * Associate billing, Joe Mchugh
 - field work
 - survey crew/ locate boundaries/road wetlands

TOTAL \$300.00

**TOTAL DUE TO DATE
\$1,145.00**

PR 8-4-03

Note: last billing 5/4/03

Thank you

Dick S. Reiners

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**PACIFIC
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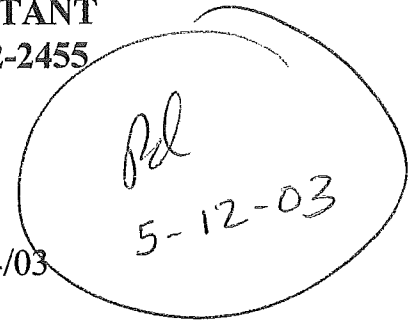
**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
9494 S.W. Tualatin-Sherwood Road
Tualatin, OR 97062

5/4/03



Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

- * Site visit- 2/14/03 Army Corps of Engineers, wetland boundary changes
- * Field work/mapping & flagging wetlands, per changes approved by Corps for preliminary plat
- * Revised Wetland Delineation report
- * Draft figures, lots/research/ new preliminary plat and road
- Misc. calls/e-mail and copies

TOTAL \$715.00

- * Associate billing, Joe Mchugh
- meetings with Owner/city
- field work

TOTAL \$350.00

**TOTAL DUE TO DATE
\$1,065.00**

Note: last billing 5/31/02

Thank you

Dick S. Reiners

**Terms: Payable upon receipt, past due after 15 days
15 days, 1.5% interest per month (18% per year) charge on past due accounts.**

Bluhm & Assoc. Land Surveyors, Inc.
1068 S Market Boulevard
Chehalis, WA 98532
360-748-1551

DATE	INVOICE #
5/22/2002	2002-290

BILL TO

Dick Reiners
P.O. Box 583
Long Beach, WA 98631

TERMS	PROJECT
Net 30	2002-290 9-10-11W

DESCRIPTION		AMOUNT
<p>Surveying Services in Section 9, Township 10 North, Range 11 West, W.M., Pacific County, Washington.</p> <p>This includes all the field and office time spent on this job TO DATE.</p> <p>Enclosed are two prints of the survey..</p> <p>Payment is due within 30 days of invoice unless other arrangements have been made. A service charge of 1½ % may be levied on past due accounts.</p>		825.00
<p>THANK YOU !! WE APPRECIATE YOUR BUSINESS.</p>		<p>Total \$825.00</p>

**PACIFIC
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**DICK S. REINERS
CONSULTANT
360-642-2455**

**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem

5/31/02

9494 S.W. Tualatin-Sherwood Road

Tualatin, OR 97062

Re: Subdivision North 19th Street
South 100 ft, Long Beach, Wa

BILLING/STATEMENT

- * Site visit/meeting owner/meeting Joe Mchugh
- * Field work/mapping & flagging wetlands
- * Preliminary Wetland Delineation report
- * Draft figures, lots/research
- * Intent Letter to City for Purchase
- Misc. calls/e-mail and copies

TOTAL \$1675.00

** Preliminary survey, Bluhm/ cost attached \$825.00

**TOTAL DUE TO DATE
\$2,500.00**

Thank you

Dick S. Reiners

Terms: Net 15 days, 1.5% interest per month (18% per year) charge on past due accounts.

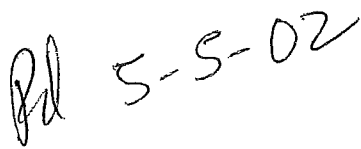
Bluhm & Assoc. Land Surveyors, Inc.
P.O. Box 1104
Chehalis, WA 98532

Invoice

DATE	INVOICE #
4/13/2005	2003-455B

BILL TO
Dick Reiners P.O. Box 583 Long Beach, WA 98631

TERMS	PROJECT
Net 10	2003-455 Ostrom

DESCRIPTION	AMOUNT
Preparation of Large Lot Subdivision located in Section 9, Township 10 North, Range 11 West, W.M., Pacific County, Washington through 03/31/05.  Payment is due within 10 days of invoice unless other arrangements have been made. A service charge of 1½ % may be levied on past due accounts.	1,072.50
THANK YOU !! WE APPRECIATE YOUR BUSINESS.	Total \$1,072.50

Phone #	Fax #	E-mail
360-748-1551	360-748-6282	Shari@surveyservices.com

Bluhm & Assoc. Land Surveyors, Inc.
P.O. Box 1104
Chehalis, WA 98532

Invoice

DATE	INVOICE #
1/20/2005	2003-455A

BILL TO
Dick Reiners P.O. Box 583 Long Beach, WA 98631

TERMS	PROJECT
Net 10	2003-455 Ostrom

DESCRIPTION	AMOUNT
For field & office time for Toppo Thru 12/31/04. Info was transmitted to Mike Caccavano on 9-27-04. Re: Ostrom 6-1-05 Payment is due within 10 days of invoice unless other arrangements have been made. A service charge of 1½ % may be levied on past due accounts.	362.50
THANK YOU !! WE APPRECIATE YOUR BUSINESS.	Total \$362.50

Phone #	Fax #	E-mail
360-748-1551	360-748-6282	Shari@surveyservices.com

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**P.O.BOX 583
LONG BEACH, WA 98631**

Division of Reiners Real Estate Inc.

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

4/25/05

Re: Subdivision North 19th Street
South 100 ft, Long Beach, WA

BILLING/STATEMENT

- * Misc. Site inspections
- * Stake changes for lot 10 and 11/ Road and utilities easements
- * Meetings for final plat approval and agreements
- * Title instructions for closing and recording/ Final plat/City purchase

**Due To Date
\$ 1,500.00**

pd
4-27-05

Note: last billing 12/7/04

Thank you

Dick S. Reiners

Dick S. Reiners

**Terms: Payable upon receipt, past due after 15 days
15 days, 1.5% interest per month (18% per year) charge on past due accounts.**

Michael Caccavano
West Ridge Engineering
35324 Mudd Lane
Astoria, OR 97103
(503) 325-5248

Leroy Ostrem
31443 Old Farm Rd.
Wilsonville, OR 97070

4/28/05

Re: Subdivision North 19th Street

Final Billing:

- Revised Engineering per Gray and Osborne, City Engineers

TOTAL DUE \$400.00

Thank you
Michael Caccavano

PD

5-5-05